

RE/MAX Action First
8855 Dr ML King Jr. St N. ST. PETERSBURG, FL 33702
Office: 727-522-4122 Fax: 727-527-1697

PROPERTY
ADDRESS _____

LIST PRICE _____

SALES PRICE _____

SELLER _____

BUYER _____

ADDRESS _____

ADDRESS _____

CITY _____

CITY _____

HM PH: _____ WK PH _____

HM PH _____ WK PH _____

CELL#: _____

CELL#: _____

FAX #: _____ E-MAIL: _____

FAX #: _____ E-MAIL: _____

NOTES: _____

NOTES: _____

L.O. _____

S.O. _____

ASSOC: _____

ASSOC: _____

OFFICE #: _____

OFFICE #: _____

HM PH: _____ FAX: _____

HM PH _____ FAX _____

CELL # _____

CELL # _____

LIST DATE: _____ TO _____

CONTRACT DATE: _____

SIGN: _____ NO: _____

CLOSING DATE: _____

ESCROW \$: _____

ADD'L ESCROW _____ DATE: _____

HOME INSPECTION: Y/N DATE: _____ COMPANY: _____ PH: _____

SURVEY: ORDERED Y/N DATE: _____ COMPANY: _____ PH: _____

TERMITE: ORDERED Y/N DATE: _____ COMPANY: _____ PH: _____

TITLE COMPANY: _____ CLOSING AGENT: _____ PH: _____

ADDRESS _____ FAX: _____

LISTINGS (72HRS)	OFFERS (24HRS)	COMPLETED CONTRACT
SIGN ORDER _____	OFFER _____	CONTRACT _____
AGENCY/NON REP _____	AGENCY/NON REP DISCL _____	AGENCY/NON REP _____
LISTING AGREEMENT _____	CONTROLLED BUS _____	CONTROLLED BUS _____
Mold Disclosure _____	4 IN 1 ADD. _____	4 IN 1 ADD _____
LEAD PAINT _____	LEAD PAINT _____	LEAD PAINT _____
MLS PROFILE _____	PROPERTY DISCL _____	PROPERTY DISCL _____
PROPERTY DISCL _____	CONDO RIDER _____	CONDO RIDER _____
SELLERS NET _____	NET SHEETS _____	NET SHEETS _____
ESTOPPEL _____	ADDENDUMS _____	ADDENDUMS _____
CONTROLLED BUS _____	HM OWNERS ASSOC _____	HOME OWNERS ASSOC _____
LOCK BOX AUTH _____	MOLD DISCL _____	MOLD DISCL _____
		MLS STAT CHG _____

** ESCROW DEPOSIT MUST BE IN OFC WITHIN 24 HRS OF OFFER OR CONTRACT AND NO LATER THAN 1:00 THE NEXT BUSINESS DAY**

REQUEST FOR ESCROW FUNDS

DATE NEEDED: _____ DATE REQUESTED: _____ AMOUNT: _____

CHECK PAYABLE TO: _____

REQUESTED BY _____ CHECK# _____

REFERRAL: % _____ NAME _____

ADDRESS _____

ORDER SIGN DOWN? Y / N

Listing Agreement

Broker: Steven M. Hasley Office#: _____ Brokerage: RE/MAX Action First MLS# _____

Owner Name: _____ Owner Name: _____

Property Address: _____

Legal Description: _____

Section: _____ Township: _____ Range: _____ Plat Book: _____ Page: _____ Brokerage Sign: Yes ___ No ___ Lockbox: Yes ___ No ___

Tax I.D. No.: _____ Owner U.S. Citizen: Yes ___ No ___ Citizen of: _____

Effective Date: _____ Expiration Date: _____ Commission: _____ % List Price: _____

Day Protection Period: _____ Transaction Fee: _____ Withdrawal Fee: \$ _____ Rental Fee: _____

Special Terms _____

Seller Does Does not, wish to compensate Buyer Agent from compensation above. MLS Co-Broker Fee Offered: _____ %

1. Exclusive Right To Sell: Owner hereby grants to Broker an Exclusive Right To Sell for the listing period to procure a prospect ready, willing and able to enter into a transaction with Owner on Owner's property in accordance with the terms and conditions set forth herein, or upon lesser price, terms and conditions acceptable to Owner ("Brokers Service"). The term "Transaction" includes the sale, lease, option (at the time of exercise thereof), or exchange of the Owner's Property.

2. General Terms: Broker agrees to use earnest and continued effort to procure a transaction on Owner's property during the listing period. Owner agrees to refer to the Broker all inquiries received concerning the property during the term of the listing. Owner agrees to provide Broker with access to the property at reasonable times and permit Broker to Place a transaction sign and lockbox on the property if so indicated herein. Owner authorizes Broker to advertise the property and to publish information and updates thereof concerning the property in the Multiple Listing Service ("MLS") of the Pinellas Realtor organization (The Board) and such cross-listing services as may be established. If a lockbox is permitted by Owner on the property, Owner agrees Broker, the Board and its members, shall not be responsible for its unlawful or unauthorized entry or use. Owner agrees that the property shall be offered without respect to race, color, religion, handicap, familial status, sex, national origin, or any other illegal discrimination. Owner represents to Broker that its citizenship as indicated herein is true and correct. Owner understands that legal and tax counseling is advisable prior to entry into any transaction and special legal and tax counseling is advisable if Owner is not a U.S. Citizen.

3. Real Estate Commission: Owner agrees to pay Broker or Broker's Service the commission set forth below for the following;

A. If a prospect is procured for a transaction by anyone, including Owner, another Broker, another member of the MLS during the listing period.

B. If a transaction is entered into or consummated regarding Owner's property within the subsequent protection period set forth herein, to any prospect whom Broker, other member of the MLS, or any other person has presented the property prior to the final termination of this listing, provided the Owner has been sent notice of the name of the prospect before or upon the final termination of the listing. This provision (B) shall not apply if an exclusive written listing agreement on the property is entered during the term of the Brokers protection period with another licensed real estate broker and a Transaction is entered into with a prior prospect during the protection period.

4. Property Withdrawal: In the event the Owner desires to withdraw the property listed from the market due to a substantial change in circumstances involving the property and prior to the time an offer is submitted substantially conforming to the listing terms, the Broker agrees to such withdrawal under certain terms and conditions which are as follows:

A. The Owner shall pay to Broker the Withdrawal Fee set forth above.

B. A commission shall be due Broker, notwithstanding property withdrawal, if the Owner enters into a transaction during the listing period or protection period, as applicable, for which a commission would otherwise be due under paragraphs 3A or 3B of this agreement. Should such a transaction occur, Owner agrees to pay Broker the commission otherwise due herein less the withdrawal fee.

5. Commission Payment: Broker's commission and fees are earned when the Broker Service is performed and payable on or before settlement. In the event a Transaction is entered into and the prospect fails or refuses to consummate the Transaction through no fault of the Owner, and the Owner elects to retain the earnest money deposit in full satisfaction of the default of the prospect, then the parties agree that the Broker shall be entitled to one half thereof, but not exceeding the commission fee otherwise due, in full satisfaction of payment for the Broker's Service pertinent to the Seller's obligation in this Transaction. If the transaction shall not be entered into or consummated because of the failure or refusal of the Owner to perform, in accordance with these listing terms or the terms of the Transaction as applicable, the full commission shall be immediately due and payable to the Broker upon demand. Should the Broker be Required to institute legal proceeding to obtain payment of its commission, then the prevailing party in such proceeding shall be entitled to recover its reasonable attorney's fees and cost incurred, including reasonable attorney's fees and court cost of appeal, if any. The parties further agree that with respect to any litigation arising out this contract the proper jurisdiction and venue shall be the courts in which the property is located.

6. Title To Property: Owner represents that the title and right to possession of the property is free of encumbrances and defects which cannot be removed prior to settlement and will provide title insurance as may be required to consummate the Transaction. Owner, as signed below, further represents that Owner has the necessary authority to enter into and consummate a Transaction of the property and will execute and deliver all Transaction documents in a timely fashion.

&. Use of Lock Box: The Owner does (initials) does Not (initials) authorize the use of a Lock Box on the Owner's Property. If the Owner authorizes the use of a Lock Box, the owner expressly acknowledge that a Lock Box is not a device intended to protect the property from unauthorized entry, but rather is a device to facilitate access to the property by licensed real estate brokers and agents who are engaged in authorized efforts to market property to potential purchasers. As a result, the Owner expressly waives any claims against the Broker, the Board, or any of its members based upon losses resulting from unauthorized entry to the property gained through a key procured by reason of a failure of the Lock Box security mechanisms. This waiver of liability shall not apply to any individual's own criminal conduct.

8. Latent Defects Acknowledgement: Owner understand that Owner has the obligation to fully disclose all latent defects of the property to prospects which may materially affect the value or desirability of the property and Owner has no knowledge of any such latent defects other than those set forth here. Latent defects noted by the Owner will be disclosed by Broker as Owner's agent to Transaction prospects.

Accepted by: _____ Date: _____ Salesperson of Record _____

Owner: _____ Owner _____ Date _____

No Brokerage Relationship Disclosure

FLORIDA ASSOCIATION OF REALTORS®



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, _____ and its associates owe to you the following duties:

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

Date

Signature

Signature

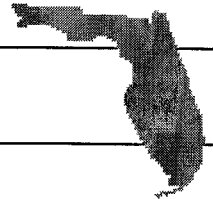
Copy returned to **Customer** on the _____ day of _____, _____ by: personal delivery mail E-mail facsimile

This form is available for use by the entire real estate industry and is not intended to identify the user as a REALTOR. REALTOR is a registered collective membership mark which may be used only by real estate licensees who are members of the National Association of REALTORS and who subscribe to its Code of Ethics.

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Brokerage Relationship Disclosure

FLORIDA ASSOCIATION OF REALTORS®



SINGLE AGENT NOTICE

FLORIDA LAW REQUIRES THAT REAL ESTATE LICENSEES OPERATING AS SINGLE AGENTS DISCLOSE TO BUYERS AND SELLERS THEIR DUTIES. As a single agent, _____ and its associates owe to you the following duties:

1. Dealing honestly and fairly;
2. Loyalty;
3. Confidentiality;
4. Obedience;
5. Full disclosure;
6. Accounting for all funds;
7. Skill, care, and diligence in the transaction;
8. Presenting all offers and counteroffers in a timely manner, unless a party has previously directed the licensee otherwise in writing; and
9. Disclosing all known facts that materially affect the value of residential real property and are not readily observable.

Date

Signature

Signature

Copy returned to Customer on the _____ day of _____, _____ by: personal delivery mail E-mail facsimile

This form is available for use by the entire real estate industry and is not intended to identify the user as a REALTOR. REALTOR is a registered collective membership mark which may be used only by real estate licensees who are members of the National Association of REALTORS and who subscribe to its Code of Ethics.

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**Controlled Business Arrangement
Disclosure Statement**

To: The undersigned Buyer(s) and Seller (s)

From: RE/MAX Action First

RE: Title Clearinghouse

The undersigned Buyers(s) and Sellers(s) are hereby notified that RE/MAX Action First has a business relationship with FIRST TEAM TITLE, INC. doing business as Title Clearinghouse.

RE/MAX Action First are related in ownership with Title Clearinghouse in that some of its owners have and interest in the financial performance of Title Clearinghouse. Title Clearinghouse is a wholly owned subsidiary of RE/MAX Action First.

The Real Estate Agents of RE/MAX Action First have no interest in this affiliated company. YOU ARE NOT REQUIRED to use either of the affiliated company as a condition for settlement or for a loan or on the purchase/sale of the subject property.

Set forth below is the estimated charge or range of charges by Title Clearinghouse for the following settlement:

**Title and Closing Services: 1% to 1.5% of the property purchase subject to the services selected by you
The rates for title insurance are set by State regulations in Florida. You may be able to get services at a lower rate by shopping with other settlement service providers.**

This Disclosure is given this _____ day of _____ 20_____.

Seller Date Seller Date

Buyer Date Buyer Date



Seller's Multi Disclosure

- 1. Escrow;** All monies collected and placed in escrow will be deposited within 3 business days of receipt and held in compliance with the laws of the Florida Real estate Commission chapter 475 Florida Statute. Any agreement to return any monies will be done only when the deposit of said funds has cleared the bank of RE/MAX Action First. Escrow money will be placed in an account in a bank picked by RE/MAX Action First. I understand that the monies will be held in an interest bearing account and that any interest will go to Re/Max Action First to defray some of the expenses concerning this transaction.
- 2. Multi-Offers;** I understand and agree that multiple offers may be presented on the property on which I am the seller, including offers through RE/MAX Action First sales associates who have similar brokerage relationships with their clients. As the seller, I am under no obligation to negotiate offers in the order that they are received and it is at the seller's discretion as to which offer to accept, reject or negotiate.
- 3. Condo & Home Owners Associations;** Properties governed by a Condominium or Home Owners Associations are subject to restrictions, rules and regulation, and owners of such properties are typically required to pay various fees and expenses associated with this form of ownership. As the seller, I will provide any and all information concerning the Condo or Home Owners Association including and not limited to the current association fees and any current or future assessments that would become the responsibility of any buyer of my property.
- 4. Deed Restriction;** Certain neighborhoods and communities have deed restriction that may affect your use of the property... If the property is affected by deed restrictions, I will provide information concerning the deed restrictions.
- 5. Sexual Offenders;** Pursuant to Florida Law, the Florida Department of Law Enforcement (FDLE) is required to maintain a list of sexual predators and sex offenders to enable the public to request information about these individuals who may be living in their communities. Buyers who deem this information important should contact the FDLE prior to entering into a contract or email at sexpred@fdle.state.fl.us or via the Internet at www.fdle.state.fl.us/sexualpredators.
- 6. Home Warranty;** As a seller I may obtain a home warranty on my property. Information in many companies is available in our office.
- 7. Legal Requirements;** All contracts for sale of real property are required to be in writing and signed by all parties to be enforceable. You have the right to consult an attorney prior to entering into any contract.
- 8. Sinkholes, Settlement, Radon;** Sinkholes are natural occurrences and have been found to exist in the State of Florida. Additional information regarding the existence of sinkholes may be obtained from the property appraiser's office. You should also pay attention to settlement in property being considered and seek professional advice if you have concerns. Radon is a naturally occurring radioactive gas that when accumulated in sufficient quantity in a building may present health problems. Additional information regarding radon testing may be obtained from your county public health unit. I agree to provide any information on sinkholes, settlements, or radon that I might know in my Property Disclosure.
- 9. Equal Housing Opportunity;** We are required by law to treat all parties fairly without regard to race, color, religion, national origin, ancestry, sex, marital status, sexual orientation, presence of children or physical or mental disabilities.
- 10. Mold Disclosure;** Environmental conditions in Florida can be conducive for mold growth. As a prospective buyer, you should pay particular attention to any visible signs or the presence of mildew odors. Mold is found both indoors and outdoors. The presence of mold may cause the property damage or health problems. Should you desire a mold inspection or additional information about mold, contact a profession trained in this field and visit the EPA website at www.epa.gov/laq.

11. Affiliated Business Disclosure; You are advised that RE/MAX Action First is affiliated in ownership with First Team Title (dba Title Clearinghouse) and the use of any of this company is also not a requirement for making any offer. If you should use the services of any of the above, the RE/MAX Action First may receive compensation for your use. The rates for title insurance are set by state regulation in Florida, subject to the services selected by you. You may be able to get title or mortgage services at a lower rate by shopping with other settlement service or mortgage providers.

12. Broker Relationship; You are advised that in the State of Florida all agents represent you as Transaction Brokers at first meeting... RE/MAX Action First and its agents may also represent its clients as a Single Agent, but anytime that the seller and buyer are both represented by RE/MAX Action First, then both agents must work as a Transaction Broker. RE/MAX Action First and its agents may move between the two types of agencies as the situation dictates.

13. Closing Costs; There are fees associated with the sale of property in Florida. You may be responsible for doc stamps on the deed, title insurance, title search fees, real estates commissions, transaction fees, any repairs required by the contract, existing mortgage(s) if any, property taxes, utilities, any closing cost for the buyer required by the contract, and other fees. A complete list of fees associated with this transaction can be obtained from the title company.

14. Square Footage; The square footage of any property comes directly from tax records, from an appraisal, or from the builder if new construction, and if a buyer feels that this is incorrect, the buyer has the right to have the square footage checked before continuing with this transaction.

15. Lead Base Paint; Each 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. The seller of any property will be provided on any property built before 1978 is required to provide the buyer, any information about lead based paint. Information on lead based paint is available in our office and will be provided on any property built before 1978. I understand that I can have a lead based paint inspection and should I choose not to have a lead based paint inspection, I have waived my right to any future claim concerning the property. I acknowledge that I have been offered a pamphlet entitled "Protect Your Family From Lead in Your Home".

Florida law shall govern any dispute in any way relating to Seller(s) sale of real property between Seller(s) and RE/MAX Action First or its agents or representatives or other companies. Venue for any litigation or other proceeding involving RE/MAX Action First or its representatives shall be exclusively in Florida. I/We understand that all statements and representations we have made on the property that we are selling are to the best of our knowledge, true and accurate. I/We also agree to hold harmless RE/MAX Action First and its representatives or agents from any litigation that arises from this transaction.

I/We have read and agree to the terms of the above information and acknowledge we have filled out a Sellers Property Disclosure form.

Seller Signature

Seller Signature

Date

smdJuly2007

SELLER'S PROPERTY DISCLOSURE

Property Address _____

Sellers Name(s) _____

Title Issues:

- (A) Are you aware of any existing, pending or potential claims, legal actions and/or liens concerning the property? Yes / No
(B) Are you aware of any encroachments, boundary disputes or easements affecting the property? Yes / No
(C) Do you have any unsatisfied judgements against you? Yes / No
(D) Are there any installment contracts on termite, pool, A/C or house systems? Yes / No
Please Explain any "YES" answers in Detail _____

Land:

- (A) Are you aware of any past or present settling, soil movement or clay soils problems on the property or on adjacent properties? Yes / No
(B) Are you aware of any sinkhole problems on the property or adjacent properties? Yes / No
(C) Are you aware of any past or present problems with driveways, walkways, patios, decks, seawalls or retaining walls on your property or adjacent properties due to drainage, flooding or soil movement? Yes / No
(D) Is the property in a designated flood zone? (If so, indicate your current cost for flood insurance) Yes / No
Please Explain any "YES" answers in Detail _____

Structural Disclosure

- (A) Are you aware of any structural condition that could affect the value or desirability of the property? Yes / No
(B) Are there any additions or modifications to the original structure made by you or a former owner? Yes / No
(C) Are you aware of any additions/modifications made without proper building and/or zoning permits? Yes / No
Please Explain any "YES" answers in Detail _____

Termites, Dry Rot, Pests

- (A) Are you aware of any past or present termites, dry rot or pests on or affecting the property? Yes / No
(B) Are you aware of any damage to the property caused by termites, dry rot or pests?
Has any damage been repaired? Yes _____ No _____ Yes / No
(C) Are you aware of any termite/pest control reports or treatments for the property in the past 5 years? Yes / No
(D) Is your property currently under warranty or other coverage by a licensed pest control company? Yes / No
Please Explain any "YES" answers in Detail _____

Roof, Gutters, Downspouts

- (A) Type of roof(s): _____ Tile _____ Asphalt Shingle _____ Wood Shingle _____ Tar and Gravel _____ Other _____
(B) Has the roof ever leaked since you owned the property? Yes / No
(C) Has the roof ever been replaced or repaired? Yes / No
If so, was the prior roof removed? Yes / No / Unknown
(D) Is there a transferable warranty? Yes / No
(E) What age is the present roof(s)? _____ Years.
Please Explain any "YES" answers in Detail _____

Plumbing System

- (A) Are there any plumbing leaks around or under sinks, toilets, showers, bathtubs or other pipes? Yes / No
(B) Source of drinking water supply: _____ Public _____ Private well If well water, when was the water last checked for safety reasons? _____ Results of test: _____
(C) Public Sewer? _____ or Septic Tank? _____ If septic, what was date of last plumbing? _____
(D) Age of water heater? _____ What Type? Gas / Electric
(E) Is there a heat recovery unit? Yes / No Working Condition Yes / No
(F) Are there lawn sprinklers? Yes / No Automatic Timer Yes / No Do all heads work? Yes / No
Connected to: Public water / Well (well pump in working condition? Yes / No)
Please Explain any "YES" answers in Detail _____

Pool, Spa

- (A) Is there a pool? Yes / No Is there a pool heater? Yes / No Type: Gas / Electric / Solar Is there a pool sweep? Yes / No
(B) Is there a spa/Jacuzzi/hot tub? Yes / No Heater Type: Gas / Electric / Solar
(C) What pool/spa equipment is included in the sale?
(D) Are you aware of any leaks, filtration system problems or other conditions that could adversely affect any of the pool/spa related items? Yes / No
Please Explain any "YES" answers in Detail _____

(____) Buyer (____) Buyer

Electrical

- (A) Are you aware of any damaged or malfunctioning switches? Yes / No
 - (B) Are you aware of an damaged or malfunctioning receptacles? Yes / No
 - (C) Has the electrical junction box been upgraded since the home was built? Yes / No
 - (D) Are you aware of any defects, malfunctioning or illegal installation or electrical equipment inside or outside the house? Yes / No
- Please Explain any "YES" answers in Detail _____

Heating, Air Conditioning

- (A) Air Conditioner is _____ Central _____ Wall units _____ None
 - (B) Heating is _____ Central _____ Other. What type of heating? Gas / Electric
 - (C) Is there a heat pump? _____ Yes / No _____ In working condition Yes / No
 - (D) Have any of the A/C or heating components been replaced? Yes / No
 - (E) Are you aware of any defects, malfunctioning or condensation problems with the A/C or heating? Yes / No
- Please Explain any "YES" answers in Detail _____

Appliances, Fireplace, Equipment

- (A) Please indicate below what appliances are present at the home now and included in the sale of the home:

_____ Refrigerator	_____ Freezer	_____ Stove/Range	_____ Microwave	_____ Dishwasher
_____ Trash compactor	_____ Disposal	_____ Central Vaccum	_____ Washer	_____ Dryer
_____ Intercom	_____ Ceiling Fans (# _____)	_____ Other (_____)		
 - (B) Burglar/security system? Yes / No Working condition Yes / No Owned / Leased?
 - (C) Is there a Fireplace? Yes / No Has the chimney been swept? Yes / No Date: _____
 - (D) Electric garage door opener? Yes / No Have safety reverse feature? Yes / No How many remotes? _____
 - (E) How many smoke detectors are there? _____ Battery / Electric
 - (F) Is there a home warranty / home protection plan in place on the property? Yes / No Expiration date: _____
- Are any of the above appliances/equipment in need of replacement or repair? _____

Items Not Included In Sale Of Home

The following items are NOT included in the sale of the home: _____

Ownership

- (A) Is Seller occupying the property? If unoccupied, how long has it been since the Seller occupied the property? _____ Yes / No
 - (B) Is there homestead exemption at the time of the date signed below by Seller? Yes / No
 - (C) Are you a builder, developer or licensed real estate agent? Yes / No
 - (D) Have all persons on the title signed the listing agreement? Yes / No
- Please list all persons on the listing agreement who are NOT U.S. Citizens or resident aliens: _____

Other Matters

- (A) Are you aware of any toxic or harmful substances or conditions of the soil or structure or the property (For Example, lead paint, asbestos, high radon levels, underground tanks, PCB's etc)? Yes / No
 - (B) Are you aware of any other matters that you feel you should disclose to a prospective purchaser because it may materially and adversely affect the value or desirability of the property? Yes / No
 - (For Example, ordiance or zoning violations or changes, road changes, nonconforming units, etc.)?
- Please Explain any "YES" answers in Detail _____

(____) Buyer (____) Buyer

HOMEOWNER'S ASSOCIATION / COMMUNITY DISCLOSURE

Buyer's Initials - Seller's Initials: If to be made part of the Contract: Buyer(s) ____ / ____ Seller(s) ____ / ____

IF THE DISCLOSURE SUMMARY REQUIRED BY CHAPTER 720, FLORIDA STATUTES, HAS NOT BEEN PROVIDED TO THE PROSPECTIVE PURCHASER BEFORE EXECUTING THIS CONTRACT FOR SALE, THIS CONTRACT IS VOIDABLE BY THE BUYER BY DELIVERING TO SELLER OR SELLER'S AGENT OR REPRESENTATIVE WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THIS VOIDABILITY RIGHT HAS NO EFFECT. BUYER'S RIGHT TO VOID THIS CONTRACT SHALL TERMINATE AT CLOSING.

BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THIS DISCLOSURE.

Disclosure Summary for (Name of Community) _____

1. As a buyer of property in this community, you will be obligated to be a member of a homeowner's association ("Association")
2. There have been or will be recorded restrictive covenants ("Covenants") governing the use and occupancy of properties in this community.
3. You will be obligated to pay assessments to the association. Assessments may be subject to periodic change. If applicable, the current amount is \$_____ per _____. You will also be obligated to pay any special assessments imposed by the association. Such special assessments may be subject to change. If applicable, the current amount is \$_____ per _____.
4. You may be obligated to pay special assessments to the respective municipality, county, or special district. All assessments are subject to periodic change.
5. Your failure to pay special assessments or assessments levied by mandatory homeowners association can result in a lien on your property.
6. There may be an obligation to pay rent or land use fees for recreational or other commonly used facilities as an obligation or membership in the Homeowner's Association. If applicable, the current amount is \$_____ per _____.
7. The developer may have the right to amend the restrictive covenants without the approval of the association membership or the approval of the parcel owners.
8. The statements contained in this disclosure form are only summary in nature and, as a prospective purchaser, you should refer to the covenants and the association governing documents before purchasing property.
9. These documents are either matters of public record and can be obtained from the record office in the county where the property is located, or is not recorded and can be obtained from the developer.

Buyer _____ Date _____ Buyer _____ Date _____

Notice

Buyer's should not rely on the Seller's current property taxes as the amount of the property taxes that the Buyer's may be obligated to pay in the year subsequent to purchase. A change in ownership or property improvements triggers reassessments of the property that could result in higher property taxes. If you have any questions concerning valuation, contact the county property appraiser's office for information.

Buyer's should be aware that if they feel that the square footage of the property doesn't seem to be accurate, the the Buyer's have the right to measure the home or have a professional measure the property to make sure that the square footage figures are acceptable. The MLS sheet will show where the Seller's got the square footage that they are advertising to be true. The most accepted places to get the square footage is either, tax records, appraisal, or builder. This does not mean that you have to accept these figures. You have the right to check for yourself.

(____)Buyer (____) Buyer

MOLD AND CHEMICAL DISCLOSURE AND DISCLAIMER

What Homeowner's should know about Mold and Chemicals:

MOLD- Lately, mold has been in the news. Mold is a type of fungus. It occurs naturally in the environment, and it is necessary for the natural decomposition of plant and other organic material. It spreads by means of microscopic spores borne on the wind, and is found wverywhere life can be supported. Residential home construction is not, and cannot be, designed to exclude mold spores. If the growing conditions are right, mold can grow in your home. Most homeowners are familiar with mold growth in the from of bread mold, and mold that may grow on the bathroom tile. Mold can also grow in other areas of the home such as air conditioning ducts and wall cavities.

In order to grow, mold requires a food source. This might be supplied by items found in the home , such as fabric, carpet or even wallpaper, or by building materials, such as drywall, wood and insulation, to name a few. Also, mold growth requires a temperate climate. The best growth occurs at temperatures between 40 degrees F and 100 degrees F. Finally, mold growth requires moisture. Moisture is the only mold growth factor that can be controlled in a residential setting. By minimizing moisture, a homeowner can reduce or eliminate mold growth.

Moisture in the home can have many causes. Spills, leaks, overflows, condensation, and high humidity are common sources of home moisture. Good housekeeping and home maintenance practices are essential in the effor to prevent or culminate mold growth. If moisture is allowed to remain on the growth medium, mold can develop within 24 to 48 hours. All buildings conatin some level of molds or fungus. The center for Disease Control states that a casual link between the presence of toxic mold and serious health conditions has not been proven. While all mold is not necessarily harmful, certain strains of mold have been shown to have adverse health effects in susceptible persons.

What The Homeowner Can Do. The homeowner can take positive steps to reduce or eliminate the occurrence of mold growth in the home, and thereby minimize any possible adverse effects that may be caused by mold. These steps include the Following:

1. Before bringing items into the home, check for signs of mold. Potted plants (roots and soil), furnishings, or stored clothing and bedding material, as well as many other household goods, could already contain mold growth. Once mold is brought into the home, its spores can spread to other areas of the home.
2. Regular vacuuming and cleaning will help reduce mold levels. Mild bleach solutions and most tile cleaners are effective in eliminating or preventing mold growth.
3. Keep the humidity in the home low. Ventilate kitchens and bathrooms by opening the windows, using exhaust fans, or running the air conditioning to remove excess moisture in the air. Promptly clean up and dry spills, condensation and other sources of moisture. Promptly replace any materials that cannot be thoroughly dried, such as drywall or insulation.
4. Inspect for leaks on a regular basis. Look for discolorations or wet spots. Repair any leaks promptly. Inspect condensation pans (refrigerators and air conditioners) for mold growth. Take notice of musty odors, and any visible signs of mold.
5. Should mold develop, thoroughly clean the affected area with a mild solution of bleach. First test to see if the affected material or surface is solor safe. Porous materials, such as fabric, upholstery or carpet shuld be discarded. Should the mold growth be severe, call on the services of a qualified professional.
6. Electronic air filters that may assist in effective air filtration and dehumidifiers to maintain humidity levels are available at additional cost from numerous vendors.

Chemicals: Every home contains products, materials and industrial chemicals that are used in constructing the home which may cause allergic or other bodily reactions in certain individuals. You should consult your physicial to determine the chemicals that may adversely affect you or members of your family. The construction products used in building your home contain, among others, some of the following chemicals in measurable amounts:

WATER or MOISTURE (contains or allows the growth of molds, mildew and fungus)
FORMALDEHYDE (e.g. In carpeting and pressed wood products)
ARSENTIC(e.g in treated wood products)
FIBERGLASS(e.g. In insulation products)
PETROLEUM AN PETROLEUM PRODUCTS(e.g. In vinyl and plastic products)
METHYLENE CHORLIDE(e.g. In paint thinners)

1. Buyer, at Buyer's expense may have a qualified professional conduct an inspection of the Property for mold within ____ days from the Effective Date ("Mold Inspection Period").
2. Buyer shall be responsible for prompt payment of such inspections and repair of damage to and restoration of the Property resulting from such inspections. This provision shall survive termination of the contract.
3. In the event the mold inspection reveals a significant presence of mold in the property, which requires professionals to remove the mold, at a cost which exceeds \$_____, buyer may cancel the Contract by delivering written notice of such election no later than 48 hours after the expiration of the Mold Inspection Period. If the buyer timely cancels the Contract, the deposits paid shall be immediately returned to Buyer and Buyer and Seller shall be released from further obligations under the Contract, except as provided in subparagraph 2 above.
4. If Buyer fails to conduct the inspection permitted in this Paragraph or having conducting such inspections, fails to timely notify the Seller of Buyer's intent to cancel this Contract or if the mold inspection does not reveal significant presence in Paragraph 3 above, Buyers forfeit their right to terminate this Contract.

(____)Buyer (____) Buyer

Disclaimer

If you are not comfortable with the fact that these chemicals or mold will exist in some amount in the home you are purchasing, you should not purchase this home.

Whether or not your home experiences mold growth depends largely on how you maintain your home. Whether you or a family member experiences any adverse health effects due to exposure to mold or chemicals depends largely on your personal susceptibility to those conditions.

THE BUYER UNDERSTANDS AND AGREES THAT THE BROKER AND ITS AGENTS ARE NOT RESPONSIBLE AND HEREBY DISCLAIMS ANY LIABILITY FOR ANY DAMAGES, ILLNESS OR ALLERGIC REACTIONS WHICH THE BUYER, OR THE BUYER'S FAMILY MEMBERS MAY EXPERIENCE AS A RESULT OF MOLD, MILDEW, FUNGUS, SPORES OR CHEMICALS, TO INCLUDE, BUT NOT BE LIMITED TO, PROPERTY DAMAGE, PERSONAL INJURY, LOSS OF INCOME, EMOTIONAL DISTRESS, DEATH, LOSS OF USE, LOSS OF VALUE, AND ADVERSE HEALTH EFFECTS, OR ANY OTHER EFFECTS.

I have read and understand and agree to the above Seller(s) _____ / _____ Buyer(s) _____ / _____

Seller's Acknowledgement

The foregoing answers and explanations are true and complete to the best of my/our knowledge. This statement has been prepared to assist purchasers to evaluate the property. This statement is not meant to be a warranty or guaranty as to the condition of my/our home. I/We hereby authorize the listing broker in this transaction to disclose the information in this statement to other real estate brokers, real estate agents and prospective purchasers of the property. If any condition contained in this statement changes from this date, I/we will notify the listing broker in writing.

Seller _____ Date _____ Seller _____ Date _____

Listing Agent _____ Date _____

Buyer's Acknowledgement

I/We acknowledge receipt of this property disclosure statements, and that we have fully read it and understand it. Any representations made herein are made by the seller(s), and are not the representations of Re/Max Action First, its broker or agents. No oral or written representations have been made by Sellers or Re/Max Action First as to the condition of the property, other than this disclosure.

I/We acknowledge being advised by Seller, Re/Max Action First, and the brokers and agents involved in this transaction that I/we have the right to a home inspection unless otherwise waived in the contract, that I/we should have the property inspected, and that such home inspection should be performed by a professional inspector or a licensed contractor. I/We understand that if we fail to have such inspections performed within the time frame stated in the contract, then I/we waive the right to have a home inspection, and that a walkthrough is not a substitute for a home inspection.

I/We agree to release, and hold harmless Re/Max Action First, its broker and agents regarding any condition of the property, including, but not limited to defects, malfunctions, or items not in working condition, and I/we agree to indemnify Re/Max Action First for all claims, or damages, including court costs and attorneys fees.

Purchaser is aware that homestead and flood zone status should be rechecked on or before signing of the contract to purchase the property.

Seller is using this form to disclose Seller's knowledge of the condition of real property and improvements located on the property as of the date signed by Seller. This disclosure form is not a warranty of any kind. The information contained in the disclosure is limited to information to which the seller has knowledge. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent professional inspection is encouraged and may be helpful to verify the condition of the property and to determine the cost of repairs, if any. Buyer understands these representations are not made by any real estate licensee.

Buyer _____ Date _____ Buyer _____ Date _____

Selling Agent _____ Date _____

(_____) Buyer (_____) Buyer

Estimated Sellers Net Proceeds

Seller(s) Name _____

Property Address _____

Estimated Sale Price \$ _____ \$ _____

Expense of Sale

Title Insurance (\$5.75 p/1000-100K, \$5.00 p/1000+100K) \$ _____ \$ _____

Title Search/Exam/Close \$ _____ \$ _____

Docs Stamps on Deed (.70 x \$100.00 of sales price) \$ _____ \$ _____

Real Estate Brokerage _____ % _____ % \$ _____ \$ _____

Pro-rated Property Tax _____ months @ \$ _____ p/month \$ _____ \$ _____

Home Warranty/Protection Plan \$ _____ \$ _____

Attorney Fee \$ _____ \$ _____

Required Repairs \$ _____ \$ _____

Recording Fees \$ _____ \$ _____

Transaction Fee \$ _____ \$ _____

Miscellaneous _____ \$ _____ \$ _____

Total Estimated Expenses \$ _____ \$ _____

Estimated Proceeds to Seller After Expenses \$ _____ \$ _____

Estimated 1st Mortgage Balance \$ _____ \$ _____

Estimated 2nd Mortgage Balance \$ _____ \$ _____

Estimated Net Proceeds \$ _____ \$ _____

The above figures are estimates only. You will receive an exact itemization at closing. Property taxes and mortgage balances are estimates only, the exact figures will be determined at closing.

Sellers: _____

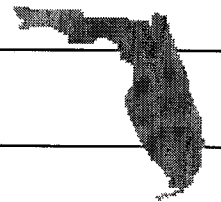
Seller: _____

Date: _____

Associate _____

Lead-based Paint Warning Statement

FLORIDA ASSOCIATION OF REALTORS®



(Use this form with contracts for the sale of residential property built in 1977 or earlier. This disclosure must be made beginning September 6, 1996, if Seller owns more than 4 dwelling units and beginning December 6, 1996, if Seller owns 1 - 4 dwelling units. Seller and licensees must keep a copy of this completed form for 3 years from the date of closing.)

Sale and Purchase Contract: This clause is incorporated into the Contract between

_____ (Seller)
and _____ (Buyer)
concerning the residential Property built before 1978 and located at _____

"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." For purposes of this addendum, lead-based paint will be referred to as "LBP" and lead-based paint hazards will be referred to as "LBPH."

(1) LBP/LBPH in Housing: Seller has no knowledge of LBP/LBPH in the housing and no available LBP/LBPH records or reports, except as indicated: (describe all known LBP/LBPH information and list all available documents pertaining to LBP/LBPH and provide documents to Buyer before accepting Buyer's offer)

(2) Lead-based Paint Hazards Inspection: Buyer waives the opportunity to conduct a risk assessment or inspection for the presence of LBP/LBPH unless this box is checked (Buyer may conduct a risk assessment or inspection for the presence of LBP/LBPH in accordance with the inspection, notice, repair and repair limits of paragraph 8(a) or H of the FAR Residential Sale and Purchase Contract or standard N of the FAR/BAR Contract for Sale and Purchase, as amended and as applicable).

(3) Certification of Accuracy: Buyer has received the pamphlet entitled "Protect Your Family From Lead in Your Home" and all of the information specified in paragraph (1) above. Licensee has notified Seller of Seller's obligations to provide and disclose information regarding lead-based paint and lead-based paint hazards in the property as required by federal law (42 U.S.C. 4852d) and is aware of his or her obligation to ensure compliance with federal lead-based paint law. Buyer, Seller and each licensee has reviewed the information above and certifies, to the best of his or her knowledge, that the information he or she has provided is true and accurate.

Buyer _____ Date _____ Seller _____ Date _____

Buyer _____ Date _____ Seller _____ Date _____

Selling Licensee _____ Date _____ Listing Licensee _____ Date _____

Buyer (____) (____) Seller (____) (____) Listing Licensee (____) (____) Selling Licensee (____) (____) acknowledge receipt of a copy of this page, which is Page 1 of 2 Pages.





LOCKBOX AUTHORIZATION ADDENDUM

The undersigned (SELLER) having entered into a listing agreement with RE/MAX Action First (BROKER) dated _____ pertaining to the sale of _____ hereby authorizes BROKER to use a lockbox. SELLER acknowledges:

1. A lockbox is designed as a repository of a key to the above premises, permitting access to the interior of the premises by participants of the Multiple Listing Service (MLS), and their authorized licensees.
2. BROKER, advises and requests that SELLER safeguard or remove valuables now located within said premises. Seller understands that there is a security risk of unlawful entry associated with the use of a lockbox.
3. It is the SELLER'S option to have a lockbox placed on the property for maximum exposure of the property; however, it is not a requirement of MLS or BROKER that a SELLER allow the use of a lockbox.
4. Where a tenant/lessee occupies the property, the tenant/lessee consent is required.

SELLER further acknowledges that neither listing nor showing agent or BROKER, The Local Board of Realtors, or MLS is an insurer against the loss or damage or a SELLER'S personal or real property; SELLER is advised to verify the existence of, or obtain personal property insurance through SELLERS' insurance agent. SELLER agrees to unconditionally release and hold harmless and indemnify the listing/showing agent or BROKER, the Local Board of Realtors and MLS for any and all claims resulting from the use of a lockbox.

Receipt of a copy of this authorization is hereby acknowledged.

DATE: _____

DATE: _____

SELLER: _____

BROKER: _____

SELLER: _____

BY: _____

TENANT: The TENANT and BROKER have discussed the safeguarding and insuring, during the listing period, of personal property and valuables located within said premises. The undersigned approves the above provisions and authorizes placement of a lockbox on the premises. Receipt of a copy is hereby acknowledged.

DATE: _____

TENANT: _____



RE/MAX®

Action First

8855 Dr. MLKing, Jr. St. N.
St. Petersburg, FL 33702
Phone: (727) 522-4122



ESTOPPEL LETTER

(Mortgage Information Letter)

MORTGAGEE: _____

STREET ADDRESS: _____

CITY, STATE, ZIP _____

RE: _____

PROPERTY ADDRESS

Original Loan Amount: \$ _____ Years _____ Date _____, 19 _____

Current Principal Balance: \$ _____ As of: _____, 19 _____

Interest Rate: _____% Loan Type: VA _____ FHA _____ CONV _____ ARM _____

Prepayment Penalty _____

Interest Escalation on Assumption? _____ YES _____ NO

Wraparound Allowed? _____ YES _____ NO

Is this a FNMA Loan? _____ YES _____ NO FNMA Loan # _____

Is this Loan Assumable? _____ YES _____ NO

Does Buyer Need to Qualify? _____ YES _____ NO

Please return in the enclosed self-addressed envelope. Thank you for your assistance.

MORTGAGOR

MORTGAGOR

SALES ASSOCIATE