

RealWorks®

REAL ESTATE • MORTGAGE • TITLE

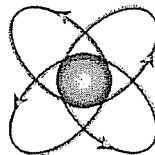
BUYER'S DISCLOSURE

Buyer's Information and Disclosures

RealWorks, Inc. is providing this disclosure to you in order to help you in your decision to purchase real property.

1. **AMENDMENT 10 CAP:** A change of ownership triggers reassessment of property to market value. More information can be found on line or by calling the property appraisers office in the county where you're buying.
2. **CONDOMINIUMS AND HOMEOWNERS' ASSOCIATION :** Properties governed by a Condominium or Homeowners' Association are subject to restrictions, rules and regulations and owners of these types of properties are usually required to pay certain fees and expenses relative to this type of ownership. Although Florida law requires sellers of these properties to provide prospective purchasers with certain disclosures and documents, RealWorks recommends that you contact the Association directly to determine any matters that you need to know, including, but not limited to any litigation either pending or threatened and whether there are any pending or anticipated assessments against the owners.
3. **DISCLOSURE AND INSPECTIONS:** Florida law requires sellers to disclose to potential purchasers all facts that may materially affect the Property's value and are not readily observable or known by the buyer. RealWorks recommends that you arrange for any and all inspections of the home which you feel are necessary, as it is not the responsibility of the Realtor to conduct a physical inspection of the property to discover defects.
4. **EQUAL HOUSING:** A REALTOR is required by law and the National Association Code of Ethics to treat all parties in a property transaction fairly without regard to race, color, religion, national origin, ancestry, sex, age, marital status, sexual orientation, presence of children, or physical or mental handicaps.
5. **ESCROW:** Monies placed in escrow with Peoples Title Services will be deposited within 3 days of receipt in the non-interest bearing escrow account of Peoples Title. Any requirements to return said monies will be met only when your check has cleared the financial institution it is drawn on.
6. **LEGAL MATTERS:** All contracts for real property are required to be in writing to be enforceable and to comply with the law. The contract you sign will be a legally binding document. RealWorks recommends that you consult with an attorney prior to signing any contract.

8637 Citrus Park Drive • Tampa, Florida 33625
Office: 813.584.0100 • Fax: 813.864.2644



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- 7. **MULTIPLE OFFERS:** Although you may make an offer on a property through your authorized brokerage relationship with RealWorks, you need to be aware that multiple offers may be presented to the seller by other sales associates, including sales associates of RealWorks. The seller has no obligation to negotiate offers in any particular order, and it is the seller's decision which offer, if any, to accept, reject or negotiate. You understand and agree that you should not assume that your offer has been accepted until you receive a fully executed contract.
- 8. **NOTICE:** 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 would like further information regarding this subject should contact FDLE toll free at 1-888-357-7332, via e-mail at sexpred@fdle.state.fl.us, or via the internet at www.fdle.state.fl.us/sexualpredators.
- 9. **SCHOOL DISTRICTS:** Sometime during your property search, you may be provided with information regarding the school district a certain property is located in. Due to school overcrowding and certain other demographic considerations, school boundaries may change. Because of this factor, information available to the seller or the Realtor may not be accurate. RealWorks recommends that you contact the local school board directly to verify any information regarding the school system that you deem important to you and your family.

I/We hereby acknowledge receipt of this Buyer's Information and Disclosure Form:

Buyer _____ Date _____

Buyer _____ Date _____

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