

## DISCLOSURE TO BUYER

Buyer(s): \_\_\_\_\_

Property Address: \_\_\_\_\_

IN ACCORDANCE WITH OUR PLEDGE to serve our customers honestly and fairly, Keller Williams Realty, Atlantic Partners has prepared this disclosure to inform Buyers of the following items:

- AFFILIATIONS:** Keller Williams Realty, Atlantic Partners has an affiliation with Blue Ocean Title and may benefit from that affiliation through ownership. Additionally, Keller Williams Realty, Atlantic Partners may have affiliations with some vendors possibly involved in the sale or purchase of a home such as The Mortgage Company, the Insurance Company, the Home Warranty Company, and others, and may benefit from that affiliation, through friendship to advertising support to ownership. Keller Williams Realty, Atlantic Partners will never knowingly benefit from such affiliations to the detriment of its customers or clients. Keller Williams Realty, Atlantic Partners encourages shopping of all services or products.
- BINDER DEPOSITS:** Buyer understands and agrees that, in the event of a binder dispute, Keller Williams Realty, Atlantic Partners and its licensees are not responsible for the determination of the outcome and/or release of the binder. Buyer also recognizes Keller Williams Realty, Atlantic Partners and its licensees are not responsible for any deposit or binder funds held by any other party including other real estate brokers, title companies, closing agents/attorneys and/or builders. Buyer agrees, and acknowledges Keller Williams Realty, Atlantic Partners does not hold binders.
- CONDOMINIUMS AND HOMEOWNERS' ASSOCIATION:** Properties governed by a Condominium or Homeowners' Association are subject to restrictions, rules and regulations and owners of such properties are typically required to pay various fees and expenses associated with this form of ownership. Keller Williams Realty, Atlantic Partners recommends you contact the Association directly prior to entering into a contract to determine any matters that are important to you, including, but not limited to, the Association's financial condition, whether there are rental restrictions, any pending or threatened litigation, whether current or anticipated repairs or improvements to the property or common elements could result in a fee or assessment and you agree to hold Keller Williams Realty, Atlantic Partners and its licensees harmless in connection therewith.
- CRIME RATE STATISTICS/SEXUAL PREDATOR/SEXUAL OFFENDERS:** Buyer acknowledges awareness of both the web site and local law enforcement contacts to determine the location of known registered sex offenders, predators, neighborhood crime rates and local laws. The Florida Department of Law Enforcement maintains a list of sexual offenders/predators to enable the public to obtain information about these individuals who may be living in their communities. Information for the FDLE and local law enforcement is as follows:  
  
Clay County Sheriff 904-264-6512; Website: <http://www.claysheriff.com>  
Duval County Sheriff 904-630-7600; Website: <http://www.coj.net/Departments/Sheriffs+Office/Default.htm>  
Nassau County Sheriff 904-225-5174; Website: <http://www.nassauso.com>  
St. Johns County Sheriff 904-824-8304; Website: <http://www.sjso.org/index.aspx>  
FDLE 1-888-357-7332; Website: [www.fdle.state.fl.us](http://www.fdle.state.fl.us); Email: [sexpred@fdle.state.fl.us](mailto:sexpred@fdle.state.fl.us)
- DO NOT CALL REGISTRY:** Buyer has been advised that Keller Williams Realty, Atlantic Partners, its licensees, staff, associates and its affiliations herein recognize the "Do Not Call Registry" and make every effort to comply with its legislation. We have specific written policies and have trained our licensee and staff to comply with these policies. By signing this disclosure, you are giving Keller Williams Realty, Atlantic Partners, its licensees, staff, associates and its affiliations expressed permission to contact you by telephone, whether or not your name is on the Do Not Call Registry.
- HOME WARRANTY PROTECTION:** Keller Williams Realty, Atlantic Partners recommends you obtain a home warranty on any property you purchase to protect against unanticipated repairs. Buyer has been advised of the advantages of purchasing a home warranty and the benefits of such coverage, and hereby agrees to hold harmless Keller Williams Realty, Atlantic Partners and its licensees from liability for the repair or replacement of any system or appliance that would have been covered by such warranty. Ask your sales associate for additional home warranty information.
- PROPERTY CONDITION:** Keller Williams Realty, Atlantic Partners and its licensees will not render a professional opinion as to the condition of the property being purchased. However, Keller Williams Realty, Atlantic Partners and its licensees recommend to the Buyer, that an inspection of the property be conducted by a professional, licensed home inspector. Failure to obtain a home inspection shall be at the sole risk of the Buyer.

8. **PROPERTY INFORMATION:** In the event that any information pertaining to any or all of the subject property dimensions, age, legal description, structural definition, room sizes, property tax information and/or mortgage status is found to be incorrect or inaccurate as a result of survey, title search, transmittal of mortgage information, building specifications or through any other source or document, Buyer shall hold Keller Williams Realty, Atlantic Partners and its licensees harmless and free of any liability or responsibility therefrom whatsoever, excluding deliberate concealment of fraud.
9. **TERMITES:** Neither Keller Williams Realty, Atlantic Partners nor its licensees are experts concerning termites or other wood destroying organisms or their presence upon or in any home, structure or portion of any property. Keller Williams, Atlantic Partners and its licensees make no representation or warranty concerning the presence of wood-destroying organisms upon or in the property to be purchased. Because these organisms can cause damage to a structure, Keller Williams, Atlantic Partners recommends to the Buyer that a wood destroying organism inspection of the property be ordered and reviewed, and that the Buyer discuss directly with the Inspector the presence or lack of presence of wood destroying organisms (including but not limited to termites) on or in the property. Keller Williams Realty, Atlantic Partners further recommends that the Buyer purchase a treatment and repair warranty/bond.
10. **THIRD PARTY VENDORS:** As a courtesy, Keller Williams Realty, Atlantic Partners may provide you with one or more names of service providers including, but not limited to, home inspectors, contractors, repair persons, or attorneys that other consumers have used or of whom we are aware. Our doing so shall not in any way be construed to be a recommendation or endorsement of, nor is Keller Williams Realty, Atlantic Partners warranting the work of, any such providers, The final choice of any service provider rests solely with you, the Buyer, whether the name appears on any list or not. You agree to release, hold harmless and indemnify Keller Williams Realty, Atlantic Partners and its licensees from all claims or losses that in any way arise out of, or relate to, the selection or use of any such provider.

Buyer/Date

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