



Condominium Disclosure Statement

NAME: Emily Toledo
SELLER HAS [X] HAS NOT [ ] OCCUPIED THE PROPERTY.
DATE SELLER PURCHASED PROPERTY? 2009
IS THE PROPERTY CURRENTLY LEASED? NO [X] YES [ ] TERMINATION DATE OF LEASE:
DOES THE PROPERTY CURRENTLY HAVE HOMESTEAD EXEMPTION? NO [ ] YES [X] YEAR
GENERAL INFORMATION ABOUT PROPERTY:
PROPERTY ADDRESS: 625 BILTMORE WAY 305, CORAL GABLES, FL 33134
LEGAL DESCRIPTION: GABLES PLAZA CONDO UNIT 305 UNDIV .9994% INT IN COMMON ELEMENTS OFF REC

NOTICE TO BUYER AND SELLER:
In Florida, a Seller is obligated to disclose to a Buyer all known facts that materially affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist Seller in complying with the disclosure requirements under Florida law and to assist the Buyer in evaluating the property being considered. This disclosure statement concerns the condition of the real property located at above address. It is not a warranty of any kind by the Seller or any Licensee in this transaction. It is not a substitute for any inspections or warranties the parties may wish to obtain. It is based only upon Seller's knowledge of the property condition. This disclosure is not intended to be a part of any contract for sale and purchase. All parties may refer to this information when they evaluate, market, or present Seller's property to prospective Buyers.

The following representations are made by the Seller(s) and are not the representations of any real estate licensees.

Chapter 718 of the Florida Statutes allows a Buyer to void a purchase and sale agreement by delivering written notice of the Buyer's intention to cancel within 3 days, excluding Saturdays, Sundays and legal holidays, after the date of execution of the agreement by the Buyer and receipt by Buyer of a current copy of the Declaration of Condominium, Articles of Incorporation, Bylaws and Rules of the Association, and a copy of the most recent year-end financial information and frequently asked questions and answers document if so requested in writing.

A. THE UNIT

1. CONDOMINIUM ASSOCIATION DOCUMENTS

Are You Aware:

- a. of any proposed changes to any of the condominium documents? NO [X] YES [ ]
b. of any resale restrictions? NO [X] YES [ ]
c. of any restrictions on leasing the property? NO [X] YES [ ]
d. if the condominium unit is subject to a master homeowner's association? NO [ ] YES [ ]
e. if any answer to questions 2a-2d is yes, please explain:

2. CLAIMS & ASSESSMENTS

- a. Are you aware of existing, pending, or proposed legal actions, claims, special assessments, municipal service taxing or benefit unit charges or unpaid assessments (including condominium assessment/association maintenance fees or proposed increases in assessments and/or maintenance fees) affecting the property? NO [X] YES [ ]
If yes, explain:
b. Have any local, state, or federal authorities notified you that repairs, alterations or corrections of the property are required? NO [X] YES [ ] If yes, explain:

3. OCCUPANCY AND OWNERSHIP INFORMATION

- a. unit is [X] owner occupied [ ] Non-rental second home [ ] long term lease which expires on
[ ] short-term vacation rental program [ ] other
b. does the unit currently qualify for homestead exemption? NO [ ] YES [X]
c. unit ownership is evidenced by [X] fee simple deed [ ] leasehold assignment

Buyer ( ) ( ) and Seller ( E.T. ) ( ) acknowledge receipt of a copy of this page, which is Page 1 of 5 Pages.

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**10. ELECTRICAL SYSTEM:**

Are You Aware:

- a. of any damaged or malfunctioning switches, receptacles, or wiring? NO  YES
- b. of any conditions that materially affect the value or operating capacity of the electrical system? NO  YES

If answers to questions 10a or 10b is yes, please explain: \_\_\_\_\_

**11. HEATING AND AIR CONDITIONING:**

Indicate existing equipment:

**Air conditioning/Heating:**

Central  Window/Wall  Number of units \_\_\_\_\_

Electric  Fuel Oil  Gas  Other

What year was the outside condensing unit placed in service: \_\_\_\_\_

What year was the inside air handler unit placed in service: \_\_\_\_\_

**Solar Heating:**

Owned  Leased

**Wood-burning stove:** NO  YES

**Fireplace:** NO  YES  Describe fireplace equipment: \_\_\_\_\_

Are you aware of any defects, malfunctioning or condensation problems regarding these items, since you have owned the unit? NO  YES  If yes, explain: \_\_\_\_\_

**12. FIRE SPRINKLER:**

Are You Aware:

- a. if the unit or common elements have been retrofitted with a fire sprinkler or other engineered life safety system? NO  YES

If yes, is there a pending special assessment for retrofitting? NO  YES  How much? \_\_\_\_\_

If no, has there been a two-thirds vote of the unit owners to forego retrofitting? NO  YES

**13. OTHER EQUIPMENT:**

Indicate existing equipment:

Security System: NO  YES  Leased  Owned  Connected to Central Monitor  Monthly Fee \$ \_\_\_\_\_

Smoke Detectors: NO  YES  , Number of smoke detectors? \_\_\_\_\_

Garage door openers? NO  YES  , Number of transmitters? 1

Humidistat? NO  YES  Humidifier? NO  YES

Electric air filters? NO  YES

Vent fans? NO  YES

Paddle fans? NO  YES  , Number of paddle fans? \_\_\_\_\_

**14. MAINTENANCE CONTRACTS:**

Are You Aware:

- a. of any appliance or equipment maintenance/repair contracts? NO  YES  If yes, Date expire \_\_\_\_\_

Are they transferable? NO  YES

**B. LIMITED COMMON ELEMENTS**

Are there any facilities outside the unit such as designated parking space(s), storage closets, boat slips, pool cabanas, garages, car ports etc. that are for your exclusive use? NO  YES  If yes, identify the facility and whether a separate deed or other legal document grants the exclusive right to use 1 garage space / storage closet

**C. COMMON ELEMENTS**

**1. INSURANCE:**

Are You Aware:

- a. if the association maintains full replacement value flood insurance on portions of the condominium property required to be insured by the Declaration of Condominium? NO  YES

- b. if the association maintains full replacement value against named perils (fire, windstorm, wind-driven rain etc.) on portions of the condominium property required to be insured by the Declaration of Condominium? NO  YES

If any answer to questions 1a or 1b is yes, please explain: \_\_\_\_\_

Buyer (\_\_\_\_\_) (\_\_\_\_\_) and Seller (E.T.) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 3 of 5 Pages.

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Serial#



Mold Addendum to Seller's Real Property Disclosure Statement

FLORIDA ASSOCIATION OF REALTORS®



The following amends the Seller's Real Property Disclosure Statement signed by Emily Toledo (seller) on (date) for property located at 625 BILTMORE WAY 305, CORAL GABLES, FL 33134

The following representations are made by the Seller(s) and are not the representations of any real estate licensees.

1. MOISTURE/WATER INTRUSION INCIDENTS/MOLD

Are You Aware:

a. of any instances where moisture/water/condensation/humidity intruded into the structures located on the property as the result of rain, flood, plumbing leak, appliance leak, roof, window or wall leak or any other type of leak or event? NO YES If yes, explain: AIR CONDITIONER - FULLY REPAIRED

b. of any damage to the structures located on the property including the growth of mold that resulted from any type of moisture/water/condensation/humidity intrusion or leak? NO YES If yes, explain:

c. of any clean up, repairs, or remediation of the property including clean up of mold because of moisture or water intrusion/condensation/humidity? NO YES If yes, explain:

d. of any other problems resulting from moisture/water intrusion/condensation/humidity? NO YES If yes, explain:

ACKNOWLEDGEMENT OF SELLER

The undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete to the best of the Seller's knowledge on the date signed below. Seller does not intend for this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement to prospective Buyers of the property. Seller understands and agrees that Seller will notify the Buyer in writing within five business days after Seller becomes aware that any information set forth in this disclosure statement has become inaccurate or incorrect in any way during the term of the pending purchase by the Buyer.

Seller: Emily Toledo / Emily Toledo Date: 12.30.15

Seller: Lou / (print) Date:

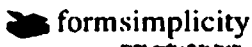
RECEIPT AND ACKNOWLEDGMENT OF BUYER

Seller is using this form to disclose Seller's knowledge of the condition of the 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 hereby acknowledges having received a copy of this disclosure statement.

Buyer: (signature) / (print) Date:

Buyer: (signature) / (print) Date:



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## Affiliated Business Arrangement Disclosure Statement

Property: 625 BILTMORE WAY 305, CORAL GABLES, FL 33134 from (EWM Associate): Ashley Cusack

This is to give you notice that Esslinger-Wooten-Maxwell, Inc., doing business as EWM Realty International ("EWM Realty International"), HomeServices Lending, L.L.C. and Columbia Title of Florida, Inc. doing business as FWM Title ("FWM Title"), are part of a family of companies, and each may refer to you the services of another. EWM Realty International, HomeServices Lending, LLC and EWM Title are each wholly owned by HomeServices of America, Inc. ("HSoA"), either directly or through one or more subsidiaries. Because of these relationships, referrals by any of these companies to another may provide the referring company, HSoA and/or its affiliates, with a financial or other benefit.

Set forth below is the estimated charge or range of charges for each of the services listed. You are NOT required to use any of these service providers as a condition of the sale of the subject property or to obtain access to any settlement service.

**THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.**

Service Provider	Service Provided	HUD-1 Inv.	Charge or Range of Charges
EWM Realty International	Broker's Commission	(700)	\$250 plus 3% - 10% of the sales price
HomeServices Lending, L.L.C.	Loan Origination	(801)	\$445 - \$1,290
	Discount Points	(802)	0.0% - 4.0% of loan amount (optional)
	Appraisal	(804)	\$230 - \$3,525
	Credit Report	(805)	\$9.75 - \$114.50
	Tax Service Fee	(806)	\$65 - \$110
	Flood Certification Fee	(807)	\$10 - \$30
Columbia Title	Lender's Policy	(1104)	\$250 if issued simultaneously with Owner's Policy; if not, \$5.75 per \$1,000 of coverage up to \$100,000 (minimum \$100); add \$5.00 per \$1,000 above \$100,000 but below \$1M; add \$2.50 per \$1,000 above \$1M but below \$5M; add \$2.25 per \$1,000 above \$5M but below \$10M; add \$2.00 per \$1,000 over \$10M
	Owner's Policy	(1103)	\$5.75 per \$1,000 of coverage up to \$100,000 (minimum \$100); add \$5.00 per \$1,000 above \$100,000 but below \$1M; add \$2.50 per \$1,000 above \$1M but below \$5M; add \$2.25 per \$1,000 above \$5M but below \$10M; add \$2.00 per \$1,000 over \$10M
	Endorsements	(1104)	All TA Endorsements (4.1, 5.1, 6 and 8.1): \$50.00 each; Florida Form 9 Endorsement and Navigational Servitude Endorsement: 10% of the combined fees for Lender's and Owner's Policies, or 10% of Lender's Policy fee if no Owner's Policy is issued
	Title Search and Exam Fee	(1109)	\$75 - \$85 per transaction
	Closing Fee	(1102)	\$650 - \$1,000 plus expenses incurred

ACKNOWLEDGEMENT: I/we have read this disclosure form, and understand that I/we are being referred to the above described service providers and any of these companies and/or their parents/subsidiaries/affiliates may receive a financial or other benefit as a result of any such referral.

Emily Toledo      12.30.15  
 Seller Signature      Date  
 \_\_\_\_\_  
 Print Name  
 \_\_\_\_\_  
 Seller Signature      Date  
 \_\_\_\_\_  
 Print Name

\_\_\_\_\_  
 Buyer Signature      Date  
 \_\_\_\_\_  
 Print Name  
 \_\_\_\_\_  
 Buyer Signature      Date  
 \_\_\_\_\_  
 Print Name

Rev 03/24/2015

Serial# 082005-300145-0298109  
 Prepared by Ashley Cusack | EWM Realty International | ashley@ashleycusack.com |