



THE PRICE GROUP

SELL • BUY • BUILD • INVEST • CAREER

3690 Fallscrest Circle

FOR MORE INFO IMMEDIATELY, TEXT 22082 TO 46835

**Freshly Painted Exterior • Updates Throughout!
Community Living • Convenient Location**



Visual Tour Online:
www.3690FallscrestCircle.com

This 4 bed, 3 full bath single story home has over 2,400 square feet of living space with a desirable three-way split floorplan. Freshly interior and exterior painted, with lush landscaping, you'll be impressed the moment you arrive. The decorative glass door entry opens into the foyer, adjacent to the formal dining room and formal living room. The family room opens to the kitchen, creating a bright, open and inviting ambiance. The kitchen features Corian countertops, stainless steel appliances, walk-in pantry, built-in desk, extra deep stainless steel sink, eat-in bar and adjacent breakfast nook. Sliding glass doors reveal the large screened lanai, with wonderful view of Clermont, perfect for entertaining friends and family. The master suite features a sitting room with sliding glass door to the lanai, and the master bath includes split vanity with cultured marble countertops, soaking tub, glass enclosed and tiled shower, separate water closet and his and hers closets. Guest bedrooms are large enough to easily accommodate overnight friends, and your growing family. Located close to great schools, dining, shopping with easy access to downtown Orlando and all the Orlando area attractions. This is the home you've been searching for! Call now to schedule your showing. TERMITE BOND, NEW STAIN MASTER CARPETS, 1-YEAR BASIC HOME WARRANTY INCLUDED!

Features:

4 Bedrooms
3 Full Bath

2400+ Finished
Square Feet

Mother-In-Law Suite

Two-Car Attached
Garage

kw CLASSIC
REALTY
KELLERWILLIAMS

(407) 367-3921 • OrlandoInfo@kwPriceGroup.com

www.ChooseThePriceGroup.com

The Price Group
6900 Turkey Lake Road, Suite 1-3
Orlando, FL 32819

 ThePriceGroupOrlando

3690 Fallscrest Circle, *Special Features*

4 Bedrooms/3 Full Baths, 2400+ Total Finished Square Feet

Freshly Painted Exterior with Lush Landscaping and Three-Way Split Floorplan

Convenient location to dining, shopping and great schools!

Updates Throughout Interior and Exterior, Move-in Ready!

Exterior and Foyer

- This beautifully landscaped, corner lot home features a freshly painted exterior, large paved front porch and a two-car attached garage
- Three separate entries for the home with an alarm system in place, including a camera for additional security!
- A stunning, decorative glass front door, framed by sidelights and crowned with a transom window, creates an elegant entry into the Foyer
- The Foyer is designed with open concept to Living and Dining areas – a true gathering space as you welcome family and friends into your home

Great Room

- The open floorplan concept ties the room in with arched ceiling detail between spaces
- New Stain Master carpets throughout the home provide a neutral canvas
- Tall ceilings and sliding glass doors provide plenty of natural light

Family Room

- The Family Room opens to the Kitchen and Breakfast Area
- The space hosts double sliding glass doors to the Lanai, making it perfect for hosting and entertaining!

Dining Room

- This gathering space offers plenty of room for a generous table and dining furniture
- The dining room flows naturally from the Foyer and Living Spaces and is finished with large, double windows

Kitchen and Breakfast Area

- The Gourmet Kitchen features Corian countertops and coordinating backsplash, solid wood cabinetry and stainless steel appliances including the deep kitchen sink
- The tall ceilings of the kitchen keep the space open and airy, giving the space a wonderfully unique feel
- Plenty of space for someone who loves to cook! Enjoy extra space in the island and walk-in pantry
- Raised, Bar area provides extra seating space and is open to living area
- Tile flooring flows from the kitchen and into the utility area with built-in desk
- Eat-in Breakfast Area off of the kitchen provides extra dining space

Master Suite and Master Bath

- Spacious Master Bedroom hosts 2 large windows, his and hers closets and a neutral color palette
- Enjoy the privacy of a separate sitting area and sliding glass doors to Lanai
- Master bath is an at-home oasis! Featuring cultured marble countertops, separate vanities, large soaking tub with picture window above, walk-in tiled shower with glass door and a separate water closet for privacy

Additional Bedrooms

- Bedrooms are large enough to easily accommodate overnight friends and your growing family
- Two additional bedrooms both have nice sized closets, windows and ceiling fan light fixtures to keep you cool and comfortable

Additional Baths

- Full bath hosts a double vanity with ample counter space and linen closet for extra storage

Mother-In Law Suite with En Suite Full Bath

- The Mother-In Law Suite boasts new Laminate wood flooring, a large window, closet and overhead light/ fan fixture
- Such a versatile space! Use is as an office, kids play room, or to accommodate overnight guests!
- En Suite Bath features a tile vanity with wood tone cabinetry for underneath storage, walk-in tile shower and access to outside – perfect for after a trip to the pool!

Outdoor Living

- Landscaping plans reflect the architectural style of the home, and includes termite bond
- Relax on the outdoor Lanai, which includes ceiling fans to keep you cool and comfortable

O5507771 3690 FALLSCREST CIR, CLERMONT, FL 34711



County: Lake
Subdiv: CLERMONT SOMERSET ESTATES PH 02 REP L
Beds: 4
Baths: 3/0
Pool: Community
Style: Single Family Home
Location: Corner Lot, Lot - Oversized, Sidewalk, Street Paved
Total Acreage: Up to 10,889 Sq. Ft.
Minimum Lease: No Minimum
Garage/Carport: 2 Car Garage, Attached, Door Opener
LP/SqFt: \$114.15

For Current Pricing
Call 407.547.8225
Year Built: 2002
Special Sale: None

Pets: Yes
#Times per Yr:
SqFt Heated: 2,452
Total SqFt: 3,281

This 4 bed 3 full bath single story home has over 2,400 square feet of living space with a desirable three-way split floorplan. Freshly interior and exterior painted, with lush landscaping, you'll be impressed the moment you arrive. The decorative glass door entry opens into the foyer, adjacent to the formal dining room and formal living room. The family room opens to the kitchen, creating a bright, open and inviting ambiance. The kitchen features Corian countertops, stainless steel appliances, walk-in pantry, built-in desk, extra deep stainless steel sink, eat-in bar and adjacent breakfast nook. Sliding glass doors reveal the large screened lanai, with wonderful view of Clermont, perfect for entertaining friends and family. The master suite features a sitting room with sliding glass door to the lanai, and the master bath includes split vanity with cultured marble countertops, soaking tub, glass enclosed and tiled shower, separate water closet and his and hers closets. Guest bedrooms are large enough to easily accommodate overnight friends, and your growing family. Located close to great schools, dining, shopping with easy access to downtown Orlando and all the Orlando area attractions. This is the home you've been searching for! Call now to schedule your showing. TERMITE BOND, NEW STAIN MASTER CARPETS, 1-YEAR BASIC HOME WARRANTY INCLUDED!

Land, Site, and Tax Information

SE/TP/RG: 03-23-26	Zoning: PUD	Section #:
Subdivision #:	Future Land Use:	Block/Parcel: n/a
Tax ID: 03-23-26-191000001300	Zoning Comp:	Front Exp:
Taxes: \$2,403	Tax Year: 2016	Lot #: 13
Homestead: Yes CDD: No	Annual CDD Fee:	Other Exempt:
Legal Desc: CLERMONT, SOMERSET ESTATES PHASE II REPLAT SUB LOT 13 PB 46 PGS 41-42 ORB 4194 PG 997		Mill Rate:
Ownership: Fee Simple	Complex/Comm Name:	Flood Zone: X
Book/Page: 46-41-42	Floor #:	Lot Size SqFt: 10,504
Lot Dim:	Lot Size Acres: 0.24	
Water Front:	Waterfront Ft: 0	

Interior Information

A/C: Central	Floor Covering: Carpet, Ceramic Tile, Laminate
Heat/Fuel: Central	Security Sys: Security System Owned
Fireplace: No	SqFt Source: Public Records
Utilities Data: Cable Connected, City Water, Electric, Gas, Public Sewer	
Interior Layout: Eating Space In Kitchen, Formal Dining Room Separate, Formal Living Room Separate, Open Floor Plan, Split Bedroom, Volume Ceilings	
Interior Features: Blinds/Shades, Cathedral/Vaulted Ceiling, Ceiling Fan(S), Smoke Alarm(S), Solid Surface Counters, Solid Wood Cabinets, Walk In Closet, Washer/Dryer Hookup	
Master Bath: Dual Sinks, Tub with Separate Shower Stall	
Appliances Included: Dishwasher, Disposal, Gas Appliances	
Kitchen Feat: Breakfast Bar, Desk Built In, Island	

				Additional Rms:			
Room	Dim	Level	Floor Covering	Room	Dim	Level	Floor Covering
Living Room	13x19	1st	Carpet	Family Room	16x18	1st	Laminate
Master Bedroom	12x16	1st	Carpet	2nd Bedroom	12x11	1st	Carpet
3rd Bedroom	12x11	1st	Carpet	4th Bedroom	12x10	1st	Laminate
Dinette	11x8	1st	Ceramic Tile	Kitchen	16x11	1st	Ceramic Tile
Dining Room	10x11	1st	Carpet	Bonus Room	11x12	1st	Carpet

Exterior Information

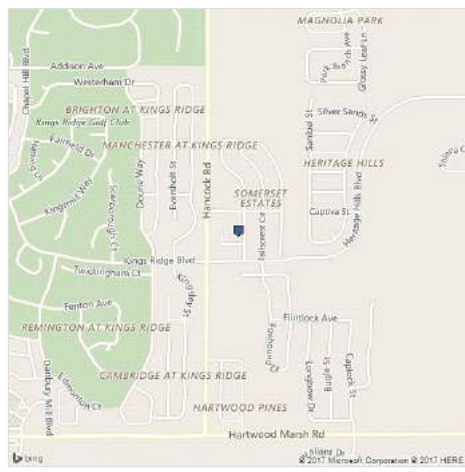
Exterior Construction: Block, Stucco	Description: One Story
Roof: Shingle	Garage Dim:
Exterior Features: Patio/Porch/Deck Covered, Patio/Porch/Deck Screened, Sprinkler Metered	Pool Dim:
Pool: Gunite/Concrete, In Ground	

Community Information

Maintenance Includes: Community Pool	HOA Fee: \$62.00	HOA Pmt Sched: Monthly	Mo Maint\$(add HOA):
HOA Comm/Assn: Required		Pet Restrictions: Confirm Pets with HOA and Lake County	
Max Pet Weight:		Middle School: Windy Hill Middle	High School: East Ridge High
Elementary School: Lost Lake Elem			
Amenities w/Addnl Fees: Community Pool - Pool Key \$45 each			

Map and Directions

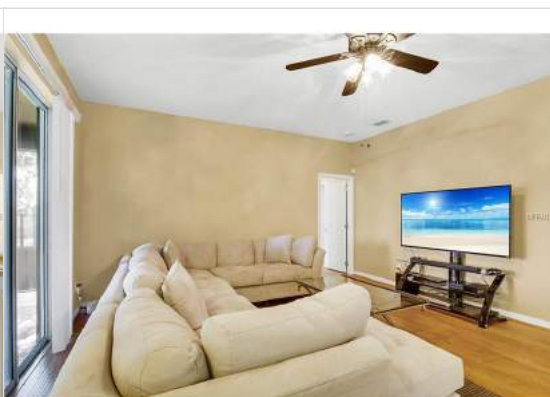
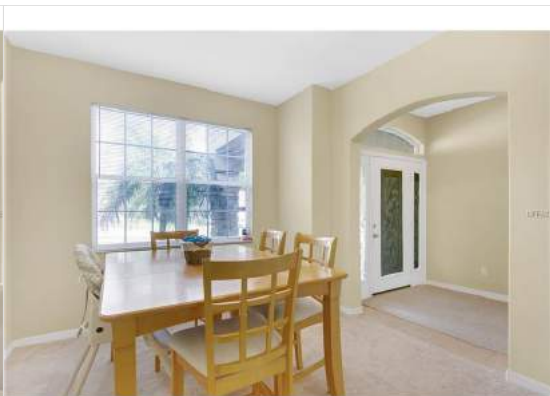
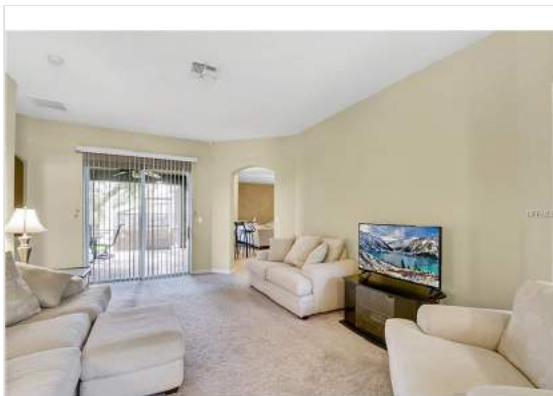
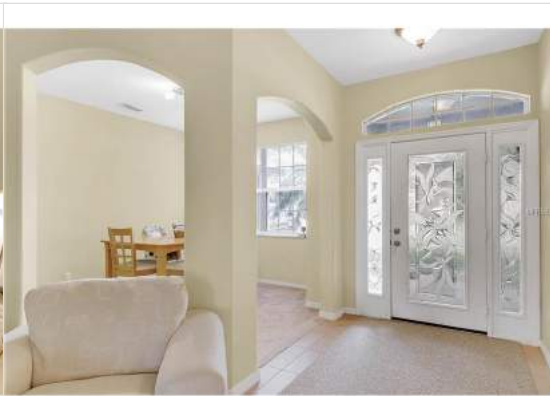
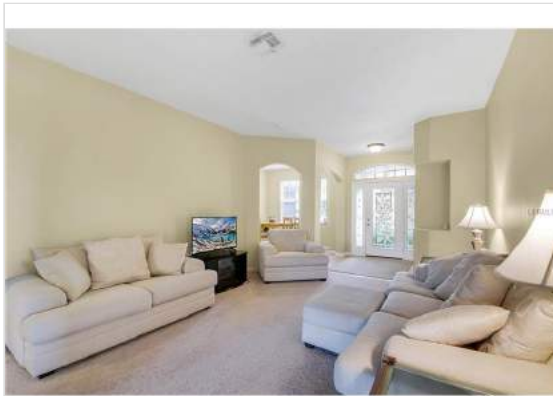
Directions: From Hwy 27 & Hwy 50, south on Hwy 27 to Hartwood Marsh Road. Left on Hartwood Marsh to Hancock Rd. Left on Hancock to Heritage Hills Parkway and take a right to Fallscres. Left on Fallscres, house is on the first corner on the left.



ML #: 05507771

Address: 3690 FALLSCREST CIR, CLERMONT, FL 34711

For Current Pricing
Call 407.547.8225









Seller's Property Disclosure – Residential



Notice to Licensee and Seller: Only the Seller should fill out this form.

Notice to Seller: Florida law¹ requires a **Seller** of a home to disclose to the **Buyer** all known facts that materially affect the value of the property being sold and that are not readily observable or known by the **Buyer**. This disclosure form is designed to help you comply with the law. However, this disclosure form may not address every significant issue that is unique to the Property. You should think about what you would want to know if you were buying the Property today; and if you need more space for additional information, comments, or explanations, check the Paragraph 12 checkbox and attach an addendum.

Notice to Buyer: The following representations are made by **Seller** and **not** by any real estate licensee. This disclosure is not a guaranty or warranty of any kind. It is not a substitute for any inspections, warranties, or professional advice you may wish to obtain. It is not a substitute for your own personal judgment and common sense. The following information is based only upon **Seller's** actual knowledge of the Property's condition. **Sellers** can disclose only what they actually know. **Seller** may not know about all material or significant items. You should have an independent, professional home inspection to verify the condition of the Property and determine the cost of repairs, if any. This disclosure is not a contract and is not intended to be a part of any contract for sale and purchase.

Seller makes the following disclosure regarding the property described as: _____
3690 FALLSCREST CIRCLE, CLERMONT, FL 34711 (the "Property")

The Property is ☒owner occupied ☐tenant occupied ☐unoccupied (If unoccupied, how long has it been since **Seller** occupied the Property? _____)

1. Structures; Systems; Appliances

Yes	No	Don't Know
-----	----	------------

- (a) Are the structures including ceilings; walls; doors; windows; foundation; and pool, hot tub, and spa, if any, structurally sound and free of leaks? ☒ Yes ☐ No ☐ Don't Know
- (b) Is seawall, if any, and dockage, if any, structurally sound? ☒ Yes ☐ No ☐ Don't Know
- (c) Are existing major appliances and heating, cooling, mechanical, electrical, security, and sprinkler systems, in working condition, i.e., operating in the manner in which the item was designed to operate? ☒ Yes ☐ No ☐ Don't Know
- (d) Does the Property have aluminum wiring other than the primary service line? ☐ Yes ☐ No ☒ Don't Know
- (e) Are any of the appliances leased? If yes, which ones: _____ ☐ Yes ☒ No ☐ Don't Know
- (f) If any answer to questions 1(a) – 1(c) is no, please explain: _____

2. Termites; Other Wood-Destroying Organisms; Pests

- (a) Are termites; other wood-destroying organisms, including fungi; or pests present on the Property or has the Property had any structural damage by them? ☐ Yes ☒ No ☐ Don't Know
- (b) Has the Property been treated for termites; other wood-destroying organisms, including fungi; or pests? ☒ Yes ☐ No ☐ Don't Know
- (c) If any answer to questions 2(a) - 2(b) is yes, please explain: _____

WE HAVE A TERMITE BOND.

3. Water Intrusion; Drainage; Flooding

- (a) Has past or present water intrusion affected the Property? ☒ Yes ☒ No ☐ Don't Know
- (b) Have past or present drainage or flooding problems affected the Property? ☐ Yes ☒ No ☐ Don't Know
- (c) Is any of the Property located in a special flood hazard area? ☐ Yes ☒ No ☐ Don't Know
- (d) Is any of the Property located seaward of the coastal construction control line? ☐ Yes ☒ No ☐ Don't Know
- (e) Does your lender require flood insurance? ☐ Yes ☒ No ☐ Don't Know
- (f) Do you have an elevation certificate? If yes, please attach a copy. ☐ Yes ☒ No ☐ Don't Know
- (g) If any answer to questions 3(a) - 3(d) is yes, please explain: _____

Minor roof leak and water heater line leak. Both issues repaired.

¹ Johnson v. Davis, 480 So.2d 625 (Fla. 1985).

	Yes	No	Don't Know
4. Plumbing			
(a) What is your drinking water source? <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well <input type="checkbox"/> other			
(b) Have you ever had a problem with the quality, supply, or flow of potable water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Do you have a water treatment system? If yes, is it <input checked="" type="checkbox"/> owned <input type="checkbox"/> leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Do you have a <input checked="" type="checkbox"/> sewer or <input type="checkbox"/> septic system? If septic system, describe the location of each system: _____			
(e) Are any septic tanks, drain fields, or wells that are not currently being used located on the Property?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Have there been any plumbing leaks since you have owned the Property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Are any polybutylene pipes on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) If any answer to questions 4(b), 4(c), and 4(e) - 4(g) is yes, please explain: <u>There was a leaks in front of the children's toilet that was fixed.</u>			
5. Roof and Roof-Related Items			
(a) To your knowledge, is the roof structurally sound and free of leaks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) The age of the roof is <u>15</u> years OR date installed _____			
(c) Has the roof ever leaked during your ownership?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) To your knowledge, has there been any repair, restoration, replacement (indicate full or partial) or other work undertaken on the roof? If yes, please explain: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Are you aware of any defects to the roof, fascia, soffits, flashings or any other component of the roof system? If yes, please explain: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Pools; Hot Tubs; Spas			
Note: Florida law requires swimming pools, hot tubs, and spas that received a certificate of completion on or after October 1, 2000, to have at least one safety feature as specified by Section 515.27, Florida Statutes.			
(a) If the Property has a swimming pool, hot tub, or spa that received a certificate of completion on or after October 1, 2000, indicate the existing safety feature(s): <input type="checkbox"/> enclosure that meets the pool barrier requirements <input type="checkbox"/> approved safety pool cover <input type="checkbox"/> required door and window exit alarms <input type="checkbox"/> required door locks <input type="checkbox"/> none			
(b) Has an in-ground pool on the Property been demolished and/or filled?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Sinkholes			
Note: When an insurance claim for sinkhole damage has been made by the seller and paid by the insurer, Section 627.7073(2)(c), Florida Statutes, requires the seller to disclose to the buyer that a claim was paid and whether or not the full amount paid was used to repair the sinkhole damage.			
(a) Does past or present settling, soil movement, or sinkhole(s) affect the Property or adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has any insurance claim for sinkhole damage been made? If yes, was the claim paid? <input type="checkbox"/> yes <input type="checkbox"/> no If the claim was paid, were all the proceeds used to repair the damage? <input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If any answer to questions 6(a) - 6(b) is yes, please explain: _____			

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
8. Homeowners' Association Restrictions; Boundaries; Access Roads			
(a) Is membership in a homeowner's association mandatory or do any covenants, conditions or restrictions (CCRs) affect the Property? (CCRs include deed restrictions, restrictive covenants and declaration of covenants.) Notice to Buyer: If yes, you should read the association's official records and/or the CCRs before making an offer to purchase. These documents contain information on significant matters, such as recurring dues or fees; special assessments; capital contributions, penalties; and architectural, building, landscaping, leasing, parking, pet, resale, vehicle and other types of restrictions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Are there any proposed changes to any of the restrictions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are any driveways, walls, fences, or other features shared with adjoining landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Are there boundary line disputes or easements affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Are you aware of any existing, pending or proposed legal or administrative action affecting homeowner's association common areas (such as clubhouse, pools, tennis courts or other areas)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Have any subsurface rights, as defined by Section 689.29(3)(b), Florida Statutes, been severed from the Property? If yes, is there a right of entry? <input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Are access roads <input type="checkbox"/> private <input type="checkbox"/> public? If private, describe the terms and conditions of the maintenance agreement: _____			
(i) If any answer to questions 7(a) - 7(g) is yes, please explain: _____			
9. Environmental			
(a) Was the Property built before 1978? If yes, please see Lead-Based Paint Disclosure.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Does anything exist on the Property that may be considered an environmental hazard, including but not limited to, lead-based paint; asbestos; mold; urea formaldehyde; radon gas; methamphetamine contamination; defective drywall; fuel, propane, or chemical storage tanks (active or abandoned); or contaminated soil or water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Has there been any damage, clean up, or repair to the Property due to any of the substances or materials listed in subsection (b) above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are any mangroves, archeological sites, or other environmentally sensitive areas located on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) If any answer to questions 8(b) - 8(d) is yes, please explain: _____			
10. Governmental, Claims and Litigation			
(a) Are there any existing, pending or proposed legal or administrative claims affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Are you aware of any existing or proposed municipal or county special assessments affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are you aware of the Property ever having been, or is it currently, subject to litigation or claim, including but not limited to, defective building products, construction defects and/or title problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Have you ever had any claims filed against your homeowner's Insurance policy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Are there any zoning violations or nonconforming uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Buyer ☐ and Seller ☐ acknowledge receipt of a copy of this page, which is Page 3 of 5.
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InstantFORMS

- (f) Are there any zoning restrictions affecting improvements or replacement of the Property? ☐ ☒ ☒
- (g) Do any zoning, land use or administrative regulations conflict with the existing use of the Property? ☐ ☒ ☒
- (h) Do any restrictions, other than association or flood area requirements, affect improvements or replacement of the Property? ☐ ☐ ☒
- (i) Are any improvements located below the base flood elevation? ☐ ☐ ☒
- (j) Have any improvements been constructed in violation of applicable local flood guidelines? ☐ ☐ ☒
- (k) Have any improvements to the Property, whether by your or by others, been constructed in violation of building codes or without necessary permits? ☐ ☐ ☒
- (l) Are there any active permits on the Property that have not been closed by a final inspection? ☐ ☒ ☐
- (m) Is there any violation or non-compliance regarding any unrecorded liens; code enforcement violations; or governmental, building, environmental and safety codes, restrictions or requirements? ☐ ☒ ☐
- (n) If any answer to questions 9(a) - 9(m) is yes, please explain: _____

11. Foreign Investment in Real Property Tax Act ("FIRPTA")

- (a) Is the Seller subject to FIRPTA withholding per Section 1445 of the Internal Revenue Code? ☐ ☒ ☐

If yes, Buyer and Seller should seek legal and tax advice regarding compliance.

12. ☐ (If checked) Other Matters; Additional Comments: The attached addendum contains additional information, explanation, or comments.

Seller represents that the information provided on this form and any attachments is accurate and complete to the best of **Seller's** knowledge on the date signed by **Seller**. **Seller** authorizes listing broker to provide this disclosure statement to real estate licensees and prospective buyers of the Property. **Seller** understands and agrees that **Seller** will promptly notify **Buyer** in writing if any information set forth in this disclosure statement becomes inaccurate or incorrect.

Seller: _____
 _____ (signature) _____ (print)

Seller: _____
 _____ (signature) _____ (print)

Date: 4-27-17
 Date: 4-27-17

Buyer acknowledges that **Buyer** has read, understands, and has received a copy of this disclosure statement.

Buyer: _____
 _____ (signature) _____ (print)

Buyer: _____
 _____ (signature) _____ (print)

Date: _____
 Date: _____

Buyer ☐ ☐ and Seller ☐ acknowledge receipt of a copy of this page, which is Page 4 of 5.

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Seller's Update

Instructions to Seller: If the information set forth in this disclosure statement becomes inaccurate or incorrect, you must promptly notify **Buyer**. Please review the questions and your answers. Use the space below to make corrections and provide additional information, if necessary. Then acknowledge that the information is accurate as of date signed below.

No shoes on carpet. no exceptions.

Seller represents that the information provided on this form and any attachments is accurate and complete to the best of **Seller's** knowledge on the date signed by **Seller**.

Seller: [_____] (signature) _____ (print) Date: 4-27-17
Seller: [_____] (signature) _____ (print) Date: 4-27-17

Buyer acknowledges that **Buyer** has read, understands, and has received a copy of this revised disclosure statement.

Buyer: [_____] (signature) _____ (print) Date: _____
Buyer: [_____] (signature) _____ (print) Date: _____

Buyer ☐ ☐ and **Seller** ☐ ☐ acknowledge receipt of a copy of this page, which is Page 5 of 5.
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InstantFORMS

Utility Providers and 12 Month History

Trash Pick Up Company:	City of Clermont
Days of Week for Trash Pick Up:	Tuesday
Recycling Pick Up Company:	Tuesday
Days of Week for Recycling Pick Up:	Tuesday

Cable Provider:	Big Spectrum
Internet Provider:	Spectrum
Phone Provider:	

Water Company:	city of Clermont
Sewer or Septic?	Sewer

Gas/Electric Company:	Lake Apopka Natural Gas
If all electric, is gas available?	water heater is gas.
If you have a fireplace, is it gas or wood burning?	

Utility History – please note directly in this chart below:

Month/Year (Please cite 12 most recent months)	Gas Bill Amounts	Electric Bill Amounts	Water/Sewer Amounts
1. April	\$ 34	\$ 129.00	\$ 115.00
2. March	\$ 34	\$ 128.00	\$ 115.00
3. Feb	\$ 34	\$ 129.27	\$ 115.00
4. Jan	\$ 34	\$ 158.79	\$ 115.00
5. December	\$ 34	\$ 124.80	\$ 115.00
6. November	\$ 34	\$ 145.93	\$ 115.00
7. October	\$ 34	\$ 221.51	\$ 115.00
8.	\$	\$	\$
9.	\$	\$	\$
10.	\$	\$	\$
11.	\$	\$	\$
12.	\$	\$	\$

Initials

Date: 4/18-17