



THE PRICE GROUP

SELL • BUY • BUILD • INVEST • CAREER

3103 Lake Margaret Drive

FOR MORE INFO IMMEDIATELY, TEXT 29147 TO 46835

**Lakefront Lot with Private Boat Dock
Convenient Location - No Rear Neighbors**



Visual Tour Online:

www.3103LakeMargaretDrive.com

Welcome to this lovely 2 bed 2 bath lakefront home near downtown Orlando. The bright and open interior offers open concept living with lakefront views from nearly every room. The fully remodeled kitchen features stainless steel appliances, granite countertops, eat-in bar and adjacent breakfast nook. The master bedroom opens to the master bath, with soaking tub, vanity and walk-in shower. The additional bedroom and bathroom are perfect for family or guests. The outdoor living area is spectacular, offering shaded views of the lake from a large covered deck. The built-in fire pit adjacent to the boat dock offers year round comfort and convenience. Located close to SoDo featuring top notch shopping, dining and everything you can imagine. Zoned for great schools, with easy access to SR-408 & I-4. This home offers all the conveniences of downtown living, with the added benefit of lakefront luxury. Call now to schedule your showing!

Features:

2 Bedrooms
2 Baths

2200+ Finished
Square Feet

Updates Throughout!

Two-Car Carport

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

3103 Lake Margaret Drive, *Special Features*

2 Bedrooms | 2 Baths | 2200+ Total Finished Square Feet

Lakefront Lot with No Rear Neighbors

Conveniently Located - Minutes away from SoDo and Orlando Attractions

Updated Kitchen with Additional Updates Throughout!

Windows of Home Equipped with Hurricane Impact-Resistance Glass

Property Features

- Located near Orlando with family friendly dining and entertainment only minutes away
- Curb appeal abounds- The white brick exterior is highlighted by gray shutters
- Manicured landscaping plans reflect the architectural style of the home
- Attached, two-car carport and driveway provides ample parking for you and your guests

Foyer and Living Room

- The private entrance offers a covered front porch and charming brick walkway
- Foyer is designed as a true gathering space while welcoming family and friends into your home
- Take note of the open floorplan and flow from room to room- Perfect for entertaining!
- The tiled entrance keeps the entry easy to clean and maintain
- Natural light abounds from the large double-windows as well as the updated light fixtures
- The open floorplan concept ties the rooms in with calming wall colors carried throughout
- The Living Room is the heartbeat of the home with expansive windows and breathtaking views of the Lake

Kitchen and Dining Room

- The Gourmet Kitchen hosts tile flooring, granite countertops and backsplash, white cabinetry, and peninsula with seating
- Appliances to convey; Including stainless steel refrigerator, oven, microwave and dishwasher
- Plenty of storage space for someone who loves to cook! Enjoy extra space in the peninsula
- Peninsula counter can be used as a breakfast area, providing extra dining space
- Located off of the Living Room and Kitchen is the Dining Space-Plenty of room for your dining furniture!
- The open floor plan transitions the Kitchen to the living area and creates a conversational atmosphere between the two spaces
- Ample cabinetry, dressed with attractive hardware, provides plenty of storage -Note the additional pantry and counter space
- Laundry room is located off of the Kitchen for convenience

Master Suite and En Suite Full Bath

- The Master Suite boasts a neutral color palette and updated ceiling fan fixture to keep you cool and comfortable
- Master is spacious enough to accommodate your bedroom furniture suite
- Luxurious En Suite Master Bath features grating countertops and backsplash, dark wood vanity, walk-in shower and soaking tub
- The Master Bath is your at-home oasis! The spa-like soaking tub is encompassed by windows and is complete with overhead chandelier
- Separate water closet provides privacy in a shared space

Additional Bedroom and Full Bath

- Additional Bedroom offers plenty of room and boasts neutral carpet and color palette
- Large, double-door closet provides plenty of room for storage
- The Full Bath features a wood vanity with neutral granite countertop and tub/shower
- Full Bath provides direct access to the backyard

Outdoor Living

- Your at-home getaway awaits! The covered back deck is spacious and complete with lakefront views
- The backyard provides gorgeous conservation views of the water and features a private boat dock
- Relax by the built-in fire pit as you overlook the water
- Conveniently step from the Living Room to the outdoor space with a generous size deck to enjoy the outdoors
- The covered deck can easily accommodate a large outdoor dining table, a grill, lounge chairs and accent furniture
- Palm trees, mature landscaping and stone paths create a park-like setting
- This tucked away, lakefront home is perfect for enjoying all that nature has to offer!

For Current Pricing
Call 270.367.3921

05539678 3103 LAKE MARGARET DR, ORLANDO, FL 32806



County: Orange Status: Active
 Zip Code: 32806
 Subdiv: LAKE LAGRANGE TERRACE Year Built: 1958
 Beds: 2 Special Sale: None
 Baths: 2/0
 Pool: None
 Style: Single Family Home Pets:
 Location: In County, Lot - Irregular, Lot - Oversized, Sidewalk, Street Paved
 Total Acreage: 1/4 Acre to 21779 Sq. Ft.
 Minimum Lease Period: No Minimum Max Times per Yr:
 New Construction: No
 Garage/Carport: 2 Car Carport, Attached
 LP/SqFt: \$185.79 SqFt Heated: 1,534
 Total SqFt: 2,247

Welcome to this lovely 2 bed 2 bath lakefront home near downtown Orlando. The bright and open interior offers open concept living with lakefront views from nearly every room. The updated kitchen features stainless steel appliances, granite countertops, eat-in bar and adjacent breakfast nook. The master bedroom opens to the master bath, with soaking tub, vanity and walk-in shower. The additional bedroom and bathroom are perfect for family or guests. The outdoor living area is spectacular, offering shaded views of the lake from a large covered deck. The built-in fire pit adjacent to the boat dock offers year round comfort and convenience. Located close to SoDo featuring top notch shopping, dining and everything you can imagine. Zoned for great schools, with easy access to SR-408 & I-4. This home offers all the conveniences of downtown living, with the added benefit of lakefront luxury. Call now to schedule your showing!

Land, Site, and Tax Information

SE/TP/RG: 07-23-30 Zoning: R-1A Section #:
 Subdivision #: Future Land Use: Block/Parcel: 0
 Tax ID: 07-23-30-4544-00-060 Zoning Comp: Front Exposure: South
 Taxes: \$2,696.00 Tax Year: 2016 Lot #: 6
 Homestead: Yes CDD: No Annual CDD Fee: Other Exemptions:
 Legal Desc: LAKE LA GRANGE TERRACE W/11 LOT 6 Mill Rate:
 Ownership: Fee Simple Complex/Comm Name:
 SW Subd Condo#: SW Subd Name:
 Flood Zone: A Flood Zone Date: 09/25/2009 Flood Zone Panel: 12095C0265I
 Book/Page: W-11 Census Block: Floor #: Floors in Unit:
 Bldg # Floors: Census Tract: 138.02 Bldg Name/H:
 Existing Lease or Tenant: No End Date of Lease: Monthly Rental Amount: Month to Month or Weekly: No
 Min Lease Period: No Minimum Representation: Seller Represer
 Lot Dimensions: Lot Size Acres: 0.31 Lot Size SqFt: 13,515
 Water Access: Lake Water Name: LITTLE BASS LAKE
 Water View: Lake Water Extras: Dock - Open, Dock - Wood

Interior Information

A/C: Central Floor Covering: Carpet, Ceramic Tile
 Heat/Fuel: Central, Fuel - Electric Security Sys: Security System Owned
 Fireplace: No SqFt Source: Public Records
 Utilities Data: Cable Connected, City Water, Septic, Sprinkler Recycled
 Interior Layout: Eating Space In Kitchen, Living Room/Dining Room Combo, Open Floor Plan
 Interior Feat: Solid Stone Counters, Solid Wood Cabinets, Washer/Dryer Hookup
 Master Bath: Garden Bath, Shower No Tub
 Appliances Incl: Built In Oven, Cook Top Only, Dishwasher, Disposal, Dryer, Exhaust Fan, Hot Water Electric, Microwave, Refrigerator, Washer
 Kitchen Feat: Breakfast Bar, Pantry

Room	Dim	Level	Floor Covering	Room	Dim	Level	Floor Covering
Master Bedroom	17x12	1st	Carpet	Kitchen	13x7	1st	Ceramic Tile
Dining Room	10x10	1st	Carpet	Living Room	22x13	1st	Carpet
Family Room	16x13	1st	Carpet	2nd Bedroom	11x10	1st	Carpet

Exterior Information

Ext Construction: Block Description: One Story
 Roof: Other Garage Dim:
 Foundation: Slab
 Architecture Style:
 Ext Features: Detached Workshop, Mature Landscaping, Oak Trees, Patio/Porch/Deck Covered, Patio/Porch/Deck Open, Utility Shed

Green Features

Certifications:
 Energy Features:
 Water Features:
 Landscaping:
 Indoor Air Quality:
 Disaster Mit:

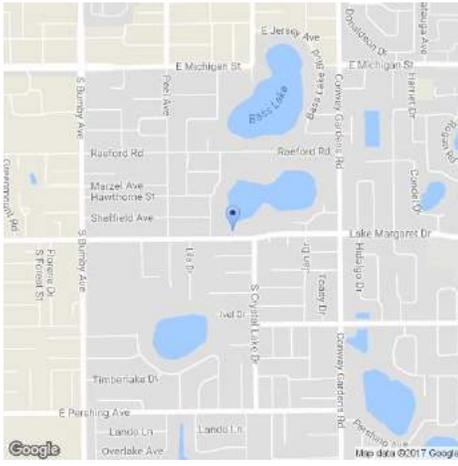
Community Information

HOA / Comm Assn: None
 Condo Fee: Deed Restrictions: No Other Fee: Housing for Older Per: N/A
 Monthly Condo Fee Amount:
 Elementary School: Conway Middle Middle School: Conway Middle High School: Boone High
 Can Property be Leased: Yes Years of Ownership Prior to Leasing Required: No
 Associations Approval Required: No
 Lease Restrictions: No

Map and Directions

Driving Directions: S Conway Rd to West on Lake Margaret. Property on right side on the lake.

For Current Pricing
Call 270.367.3921



ML #: 05539678
Address: 3103 LAKE MARGARET DR, ORLANDO, FL 32806

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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: 3103 Lake Margaret Drive
(the "Property")

The Property is owner occupied tenant occupied unoccupied (If unoccupied, how long has it been since **Seller** occupied the Property? we occupy the property for 3-6 months per year)

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
1. Structures; Systems; Appliances			
(a) Are the structures including ceilings; walls; doors; windows; foundation; and pool, hot tub, and spa, if any, structurally sound and free of leaks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Is seawall, if any, and dockage, if any, structurally sound?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Does the Property have aluminum wiring other than the primary service line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Are any of the appliances leased? If yes, which ones: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) If any answer to questions 1(a) – 1(c) is no, please explain: _____ <u>custom hurricane window protection on house and greenhouse</u>			
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Has the Property been treated for termites; other wood-destroying organisms, including fungi; or pests?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) If any answer to questions 2(a) - 2(b) is yes, please explain: <u>We have a termite bond contract and monthly treatments. No evidence of termite damage ever. Wood decay from mold on walkway and deck</u>			
3. Water Intrusion; Drainage; Flooding			
(a) Has past or present water intrusion affected the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Have past or present drainage or flooding problems affected the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is any of the Property located in a special flood hazard area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Is any of the Property located seaward of the coastal construction control line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Does your lender require flood insurance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Do you have an elevation certificate? If yes, please attach a copy.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) If any answer to questions 3(a) - 3(d) is yes, please explain: _____ <u>Previous owner had a elevation certificate in 1990</u>			

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

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
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 type="checkbox"/> owned <input type="checkbox"/> leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Do you have a <input type="checkbox"/> sewer or <input checked="" type="checkbox"/> septic system? If septic system, describe the location of each system: <u>2 septics under walkway. Pumped in 2011</u>			
(e) Are any septic tanks, drain fields, or wells that are not currently being used located on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Have there been any plumbing leaks since you have owned the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Are any polybutylene pipes on the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) If any answer to questions 4(b), 4(c), and 4(e) - 4(g) is yes, please explain: <u>Replumbed in 1990</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 _____ 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 checked="" type="checkbox"/>	<input 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: _____ <u>in 2002 reroofed conducted</u>	<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 checked="" 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: _____			

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	<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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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: _____ <u>property surveyed in 1990 for fence</u>			

9. Environmental			
(a) Was the Property built before 1978? If yes, please see Lead-Based Paint Disclosure.	<input checked="" type="checkbox"/>	<input 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"/>

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- (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: _____ Date: _____

Seller: _____ (print) _____ Date: _____

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EDT
FGK1-10IL-XDZS-T5BG

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

Buyer: / _____ Date: _____

(signature) (print)

Buyer: / _____ Date: _____

(signature) (print)

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

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.

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: _____ (print) Date: _____

Seller: _____ (print) Date: _____

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

Buyer: _____ (print) Date:

Buyer: _____ (print) Date: _____

(signature)

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

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Utility Providers and 12 Month History

Trash Pick Up Company:	City of Orlando Orange County Sewer & Water		
Days of Week for Trash Pick Up:	Monday		
Recycling Pick Up Company:	Orange County Sewer & Water		
Days of Week for Recycling Pick Up:	Monday	LD 407-836-5515	
	Yard waste — Wednesday		
Cable Provider:	N/A		
Internet Provider:	\$50/mo	ATT Uverse	800-288-2020
Phone Provider:	N/A		
Water Company:	Orange County Sewer/Water		
Sewer or Septic?	Septic		
Gas/Electric Company:	Duke 866-374-5376		
If all electric, is gas available?	NO		
If you have a fireplace, is it gas or wood burning?	Na		

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. 9/20/17	\$ N/A	\$ 277.68	\$
2. 8/17/17	}	\$ 261.51	\$ 14.56
3. 7/19/17		\$ 235.05	\$ 14.56
4. 6/19/17		\$ 222.58	\$ 10.03
5. 5/18/17		\$ 238.74	\$ 17.89
6. 4/19/17		\$ 213.03	\$ 4.34 19.55
7. 3/20/17		\$ 188.87	\$ 12.90
8. 2/17/17		\$ 158.63	\$ 12.90
9. 1/18/17		\$ 169.05	\$ 16.23
10. 12/19/17		\$ 157.65	\$ 14.56
11. 11/17/16		\$ 113.68	\$ 12.27
12. 10/18/16		\$ 144.52	\$ 15.98

Initials: / _____ Date: 9/24/17 / _____