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8356 Iron Mountain Trail

FOR MORE INFO IMMEDIATELY, TEXT 44901 TO 46835

**Situated directly across the street
from nature preserve conservation area**



Visual Tour Online:

www.8356IronMountainTrail.com

This lovely townhome is located in the heart of Windermere, featuring 3 beds and 2.5 baths and over 1,700 square feet of living space. Situated directly across the street from nature preserve conservation area, with serene views from the front porch. The foyer leads to the formal dining room overlooking the nature preserve. The family room opens to the kitchen with large cabinets, stainless steel appliances, eat-in bar with pendant lights and adjacent breakfast nook. Lovely courtyard with covered walkway to the two car garage, offering additional space for entertaining friends and family. Master bedroom includes tray ceiling, and master bath includes dual sink vanity with glass enclosed and tiled walk-in shower. Additional bedrooms features beautiful conservation views. Located in Windermere Trails, walking distance to great schools, fine dining and shopping. Close to the Disney attractions and easy access to downtown Orlando. Call now to schedule your showing!

Features:

3 Bedrooms

2.5 Baths

1700+ Finished
Square Feet

2 Car Garage

Private Courtyard

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

 ThePriceGroupOrlando

8356 Iron Mountain Trail, Special Features

3 Bedrooms | 2.5 Baths | 1700+ Total Finished Square Feet | 2 Car Garage

Situated directly across the street from nature preserve conservation area

Windermere Trails townhome with private courtyard

Property Features

- Located in the heart of Windermere with family friendly dining and entertainment only minutes away
- Curb appeal abounds- The gray and neutral exterior is highlighted by white accent trim and complimented by blue shutters
- Manicured tropical landscaping plans reflect the architectural style of the home
- The private driveway approaches the two-car garage and offers extra space for additional parking
- Lovely courtyard with covered walkway to the two car garage, offering additional space for entertaining friends and family

Foyer and Living Room

- As you enter take note of the open floorplan and flow from room to room- Perfect for entertaining!
- Tile floor entrance keeps the entry easy to clean and maintain – Flooring flows throughout the main level of the home
- The Foyer provides access to the Second Level
- Natural light abounds from the large windows and glass door overlooking the private courtyard
- The open floorplan concept ties the rooms in with neutral wall colors carried throughout the space
- White trim throughout the home gives it a polished look
- Convenient half bath hosts a pedestal sink and oval mirror

Kitchen and Dining Room

- The Kitchen features tile flooring, granite countertops with coordinating custom backsplash, dark espresso cabinetry and bar counter seating
- Coordinating stainless steel appliances to convey; Including refrigerator, range, microwave and dishwasher
- The recessed, double-bowl sink overlooks the living area and creates a conversational atmosphere between the two spaces
- Bar counter can be used as a breakfast area, providing extra dining space
- Located off the Living Room and Kitchen is the Dining Space-Plenty of room for your dining furniture
- The Dining Room hosts a chandelier and double-window for ample natural light
- Windows overlooks the nature preserve at the front of the home

Main Level Master Suite

- Spacious main level master bedroom with plenty of room for your bedroom furniture suite
- The space offers dual windows, tray ceiling, neutral carpet and color palette
- The En Suite master bath features dual vanity with ample storage
- Glass, enclosed walk-in shower boasts custom tilework

Second Level, Two Additional Bedrooms, Full Bath

- The Second Level of the home provides two additional Bedrooms as well as a Full Bath
- The first additional Bedroom offers a neutral color palette and carpet with white trim
- The first Bedroom offers a window for plenty of natural light
- The second additional Bedroom hosts an expansive picture window overlooking the nature preserve
- The Full Bath is finished with dark espresso vanity, tile flooring, chrome fixtures and glass enclosed, walk-in shower
- Full Bath features a vanity with storage, chrome fixtures and tub/shower combination

Laundry Room

- The laundry room hosts a washer and dryer as well as built-in shelving for sorting and storage



County: Orange
 Subdiv: WINDERMERE TRLS PRCL 3
 Beds: 3
 Baths: 2/1
 Pool: Community
 Property Style: Townhouse
 Lot Features: In City Limits, Sidewalks, Street Paved
 Total Acreage: Up to 10,889 Sq. Ft.
 Minimum Lease Period: 7 Months
 Garage: Yes Attch: No Spcs: 2
 Garage/Parking Features: Driveway
 New Construction: No
 LP/SqFt: \$167.61

Status: Active
 Year Built: 2016
 Special Sale: None
 Pets: Yes
 Max Times per Yr:
 Carport: No Spcs:
 Proj Comp Date:
 SqFt Heated: 1,760
 SqFt Total: 2,486

This lovely townhome is located in the heart of Windermere, featuring 3 beds and 2.5 baths and over 1,700 square feet of living space. Situated directly across the street from nature preserve conservation area, with serene views from the front porch. The foyer leads to the formal dining room overlooking the nature preserve. The family room opens to the kitchen with large cabinets, stainless steel appliances, eat-in bar with pendant lights and adjacent breakfast nook. Lovely courtyard with covered walkway to the two car garage, offering additional space for entertaining friends and family. Master bedroom includes tray ceiling, and master bath includes dual sink vanity with glass enclosed and tiled walk-in shower. Additional bedrooms features beautiful conservation views. Located in Windermere Trails, walking distance to great schools, fine dining and shopping. Close to the Disney attractions and easy access to downtown Orlando. Call now to schedule your showing!

Recent: 07/26/2018 : NEW
Next OH: Public: Sat Jul 28, 11:00AM-2:00PM

Land, Site, and Tax Information

SE/TP/RG: 36-23-27	Zoning: P-D	Block/Parcel: 00
Subdivision #:	Future Land Use:	Front Exposure:
Tax ID: 36-23-27-9164-00-540	Zoning Comp: No	Lot #: 54
Taxes: \$4,127	Tax Year: 2017	Other Exemptions: No
Homestead: No	Annual CDD Fee:	Mill Rate:
Add Parcel: No	Additional Tax IDs:	
CDD: No		
# of Add Parcels:		
Legal Desc: WINDERMERE TRAILS PARCEL 3 83/125 LOT 54	Complex/Comm Name:	
Ownership: Fee Simple	SW Subd Name:	
SW Subd Condo#:	Flood Zone Date: 09/25/2009	Flood Zone Panel: 12095C0380F
Flood Zone: X	Floor #:	
Floors in Unit/Home: Two	Total # of Floors: 0	
Bldg Name/#: NA	Census Block:	Census Tract: 171.03
Book/Page: 2	MH Model:	MH Width:
MH Make:	Total Units:	Fannie Mae Sec: Yes
Land Lease Fee:		
Planned Unit Dev:	Lot Size Acres: 0.06	Lot Size SqFt: 2,600
Lot Dimensions:	Monthly Rental Amount:	End Date of Lease:
Existing Lease/Tenant: No	Month To Month Or Weekly Y/N:	
Days Notice To Tenant If Not Renewing:		
Water Frontage: No		
	Waterfront Ft: 0	
Water Access: No	Water Name:	
Water View: No	Water Extras: No	
Addl Water Info:		

Interior Information

A/C: Central Air	Flooring Covering: Carpet, Ceramic Tile
Heat/Fuel: Central	Security Feat:
SqFt Heated Source: Public Records	SqFt Total Source: Public Records
Laundry Features: Upper Floor	Window Features:
Fireplace: No	
Accessibility Features:	
Utilities: Cable Available, Electricity Connected, Public	Sewer: Public Sewer
Water: Public	

Additional Rooms: Attic, Inside Utility
 Interior Feat: Kitchen/Family Room Combo, Open Floorplan, Thermostat, Unfurnished
 Appliances Incl: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer

Room Type	Level	Dimen	Flooring	Features
Bedroom 2	Second	12x12	Carpet	
Bedroom 3	First	12x12		
Master Bedroom	Second	14x13	Carpet	
Dining Room	First	13x14	Ceramic Tile	
Kitchen	First	12x15	Ceramic Tile	
Living Room	First	15x20	Ceramic Tile	
Inside Utility	Second	6x12		

Exterior Information

Ext Construction: Stucco	Foundation: Slab	Property Attached Y/N: Yes
Roof: Shingle		Garage Dim: 20x20
Property Description:		
Architectural Style:		
Ext Features: Irrigation System, Lighting, Rain Gutters, Sidewalk		
Other Structures:		
Patio And Porch Features: Covered, Enclosed, Patio		

Pool: Community

Pool Features:

Vegetation: Trees/Landscaped

View:

Pool Dimensions:

Spa Features:

Spa Y/N:

Community Information

Community Features: Deed Restrictions, Park, Playground, Pool

Fee Includes: Community Pool, Maintenance Grounds

HOA / Comm Assn: Required

HOA Fee: \$105

HOA Pmt Sched: Monthly

Mo Maint\$(add HOA):

Monthly HOA Amount: \$105

Other Fee:

Condo Fee:

Monthly Condo Fee:

Housing for Older Per: No

Affidavit:

Expire/Renewal Date:

FCHR Website Y/N:

Elementary School: Bay Lake Elementary

Middle School: Bridgewater Middle

High School: Windermere High School

Can Property be Leased: Yes

Building Elevator Y/N:

Association Approval Required: No

Years of Ownership Prior to Leasing Required: No

Lease Restrictions: No

Number of Ownership Years Prior to Lease: 0

Minimum Lease Period: 7 Months

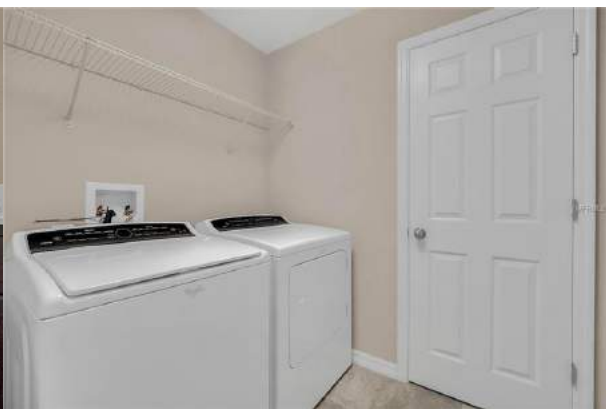
Additional Lease Restrictions:

ML #: O5722316
Address: 8356 IRON MOUNTAIN TRL, WINDERMERE, FL 34786

For Current Pricing
Call 407.367.3921









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:

8356 Iron Mountain Trail, Windermere, FL 34786 (the "Property")

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

	<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 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 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 type="checkbox"/>	<input type="checkbox"/>
(e) Are any of the appliances leased? If yes, which ones: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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?	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) If any answer to questions 2(a) - 2(b) is yes, please explain: _____			
3. Water Intrusion; Drainage; Flooding			
(a) Has past or present water intrusion affected the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Have past or present drainage or flooding problems affected the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Is any of the Property located in a special flood hazard area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Is any of the Property located seaward of the coastal construction control line?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Does your lender require flood insurance?	<input 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 type="checkbox"/>
(g) If any answer to questions 3(a) - 3(d) is yes, please explain: _____			

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

Buyer ☐ and Seller ☐ acknowledge receipt of a copy of this page, which is Page 1 of 5.

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	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
4. Plumbing			
(a) What is your drinking water source? <input type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well <input type="checkbox"/> other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Have you ever had a problem with the quality, supply, or flow of potable water?	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>
(d) Do you have a <input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Have there been any plumbing leaks since you have owned the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Are any polybutylene pipes on the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(h) If any answer to questions 4(b), 4(c), and 4(e) - 4(g) is yes, please explain: _____			
5. Roof and Roof-Related Items			
(a) To your knowledge, is the roof structurally sound and free of leaks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) The age of the roof is _____ years OR date installed _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Has the roof ever leaked during your ownership?	<input type="checkbox"/>	<input 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 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 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Has an in-ground pool on the Property been demolished and/or filled?	<input type="checkbox"/>	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>
(b) Are there any proposed changes to any of the restrictions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are any driveways, walls, fences, or other features shared with adjoining landowners?	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>
(e) Are there boundary line disputes or easements affecting the Property?	<input type="checkbox"/>	<input 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 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 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 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 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 type="checkbox"/>	<input type="checkbox"/>
(d) Are any mangroves, archeological sites, or other environmentally sensitive areas located on the Property?	<input type="checkbox"/>	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>
(d) Have you ever had any claims filed against your homeowner's Insurance policy?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Are there any zoning violations or nonconforming uses?	<input type="checkbox"/>	<input 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: [_____] (signature) _____ (print) _____ Date: 07-25-2018

Seller: [_____] (signature) _____ (print) _____ Date: 07-25-2018

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

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

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

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] (signature)

(print)

Date: 07-25-2018

Seller: [Signature] (signature)

(print)

Date: 07-25-2018

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

Buyer: [Signature] (signature)

(print)

Date:

Buyer: [Signature] (signature)

(print)

Date:

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