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[www.3201TradewindsTrail.com](http://www.3201TradewindsTrail.com)

# 3201 Tradewinds Trail

FOR MORE INFO IMMEDIATELY, TEXT 19077 TO 46835

**Conveniently Located in the Isle of Catalina  
Neighborhood Minutes from Orlando Attractions**



## Features:

3 Bedrooms  
2 Baths

1200+ Finished  
Square Feet

1 Car Garage

Enclosed Florida Room

This gorgeous home with 3 beds and 2 baths features a floorplan with over 1,292 square feet of living space. The open living area features ceramic tile floors and large windows to add to a bright and inviting ambiance. The kitchen features white countertops and eat-in bar open to the dining area.

The fully enclosed Florida room offers additional space for entertaining friends and family. This home is nestled on a large lot in the Isle of Catalina neighborhood. Call to schedule your showing today!

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

 ThePriceGroupOrlando

# 3201 Tradewinds Trail, *Special Features*

3 Bedrooms | 2 Baths | 1200+ Total Finished Square Feet

Conveniently Located - Minutes away from Orlando Attractions

## Property Features

- Located near Orlando with family friendly dining and entertainment only minutes away
- Curb appeal abounds- The Brick exterior is highlighted by neutral board-and-batten shutters and tropical landscaping
- Manicured landscaping plans reflect the architectural style of the home
- Attached garage and driveway provide ample parking for you and your guests
- As you approach the home you are greeted by a large, covered front porch
- GFC outlets on the front and back of the home
- Two tool sheds provide additional outdoor storage space
- Patio furniture conveys!
- Home is equipped with a security system

## Foyer and Living Room

- As you enter the home you are greeted by a tiled entry
- Spacious, open Foyer and living area is designed as a true gathering space while welcoming family and friends into your home
- Take note of the oversized doorways, 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 overlooking the front yard
- The open floorplan concept ties the rooms in with calming wall colors carried throughout
- Pocket doors in living room allow the space to be sectioned for additional privacy

## Kitchen and Dining Room

- The Kitchen hosts tile flooring, neutral countertops and backsplash, white cabinetry and large pantry cabinet
- Appliances to convey; Including refrigerator, range, microwave and dishwasher
- Plenty of storage space for someone who loves to cook! Enjoy extra space in the peninsula
- The double-bowl sink overlooks the backyard
- 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
- The dining area is well lit from the French doors and updated chandelier

## Three Bedrooms and Two Full Baths

- First Bedroom offers plenty of room and boasts neutral tile and calming color palette
- An expansive closet provides ample storage space
- The Second Bedroom offers two windows with bamboo shades, neutral tile flooring and calming color palette
- The Third Bedroom features a ceiling fan to keep you cool and comfortable
- The Full Bath features an updated vanity with medicine cabinet and custom tile work on the walls and walk-in shower area
- Full Bath is complete with white vanity, neutral tile and tub/shower combination

## Outdoor Living

- Conveniently step from the dining space to the Florida Room – a perfect second living space!
- The Florida Room can easily accommodate a large outdoor dining table, lounge chairs and accent furniture
- The fenced backyard is spacious and level
- Home quietly tucked away in a low-traffic community



County: Orange  
 Subdiv: ISLE CATALINA  
 Beds: 3  
 Baths: 2/0  
 Pool: None  
 Property Style: Single Family Residence  
 Lot Features: Level, Oversized Lot, Street Paved  
 Total Acreage: Up to 10,889 Sq. Ft.  
 Minimum Lease Period: No Minimum  
 Garage: Yes Attch: Yes Spcs: 1  
 Garage/Parking Features:  
 New Construction: No  
 Property Condition: Completed  
 LP/SqFt: \$151.68

Status: **Active**  
 Year Built: 1958  
 Special Sale: None  
 Pets: Yes  
 Max Times per Yr:  
 Carport: No Spcs:  
 Proj Comp Date:  
 SqFt Heated: 1,252  
 SqFt Total:

This gorgeous home with 3 beds and 2 baths features a floorplan with over 1,292 square feet of living space. The open living area features ceramic tile floors and large windows to add to a bright and inviting ambiance. The kitchen features white countertops and eat-in bar open to the dining area. The fully enclosed Florida room offers additional space for entertaining friends and family. This home is nestled on a large lot in the Isle of Catalina neighborhood. Call to schedule your showing today!

Recent: 07/25/2018 : **NEW**

#### Land, Site, and Tax Information

SE/TP/RG: 04-23-29  
 Subdivision #: [04-23-29-3864-15-160](#)  
 Tax ID: [04-23-29-3864-15-160](#)  
 Taxes: \$953  
 Homestead: Yes  
 Add Parcel: No  
 Legal Desc: ISLE OF CATALINA UNIT 1 V/149 LOT 16 BLKO  
 Ownership: Fee Simple  
 SW Subd Condo#:   
 Flood Zone: AE  
 Floors in Unit/Home:   
 Bldg Name/#:   
 Book/Page: V-149  
 MH Make:   
 Land Lease Fee:   
 Planned Unit Dev:   
 Lot Dimensions:   
 Existing Lease/Tenant: No  
 Days Notice To Tenant If Not Renewing:   
 Water Frontage: No  
 Water Access: No  
 Water View: No  
 Addtl Water Info:

Zoning: R-1A  
 Future Land Use:   
 Zoning Comp:   
 Tax Year: 2017  
 Annual CDD Fee:   
 Additional Tax IDs:   
 Complex/Comm Name:   
 SW Subd Name:   
 Flood Zone Date: 09/25/2009  
 Floor #:   
 Total # of Floors:   
 Census Block:   
 MH Model:   
 Total Units:   
 Lot Size Acres: 0.21  
 Monthly Rental Amount:   
 Month To Month Or Weekly Y/N:   
 Waterfront Ft: 0  
 Water Name:   
 Water Extras: No

Block/Parcel: 0  
 Front Exposure: South  
 Lot #: 16  
 Other Exemptions:   
 Mill Rate:   
 Flood Zone Panel: 12095C0245F  
 Census Tract: 116.00  
 MH Width:   
 Fannie Mae Sec:   
 End Date of Lease:

#### Interior Information

A/C: Central Air  
 Heat/Fuel: Central, Electric  
 SqFt Heated Source: Public Records  
 Laundry Features: In Kitchen  
 Fireplace: No  
 Accessibility Features:  
 Utilities: Cable Connected, Electricity Connected, Public, Sewer Connected  
 Water: Public  
 Additional Rooms: Florida Room  
 Interior Feat: Ceiling Fans(s), Thermostat  
 Appliances Incl: Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Flooring Covering: Ceramic Tile  
 Security Feat:  
 SqFt Total Source:  
 Window Features:  
 Sewer: Public Sewer

Room Type	Level	Dimen	Flooring	Features
Great Room	First	21x13	Ceramic Tile	
Dinette	First	12x10	Ceramic Tile	
Kitchen	First	11x10	Ceramic Tile	
Master Bedroom	First	11x14	Ceramic Tile	Ceiling Fan(s)
Bathroom 2	First	11x11	Ceramic Tile	Ceiling Fan(s)
Bathroom 3	First	9x11	Ceramic Tile	Ceiling Fan(s)
Bonus Room	First	13x10	Ceramic Tile	

#### Exterior Information

Ext Construction: Block  
 Roof: Shingle  
 Property Description:  
 Architectural Style: Florida  
 Ext Features: Fenced, Sidewalk, Storage  
 Other Structures: Shed(s), Storage  
 Patio And Porch Features:  
 Pool: None  
 Pool Features:  
 Vegetation:  
 View:

Foundation: Slab  
 Pool Dimensions:  
 Spa Features:  
 Spa Y/N:

Property Attached Y/N:  
 Garage Dim: 11x20

#### Community Information

Community Features: Community Boat Ramp, Deed Restrictions, Park, Special Community Restrictions

Fee Includes: Recreational Facilities

HOA / Comm Assn: Required      HOA Fee: \$150

HOA Pmt Sched: Annually

Mo Maint\$(add HOA):

Monthly HOA Amount: \$13

Other Fee:

Condo Fee:

Monthly Condo Fee:

Housing for Older Per: No      Affidavit:

Expire/Renewal Date:

FCHR Website Y/N:

Max Pet Wt:

Pet Restrictions: contact [www.isleofcatalinaorlandofl.com](http://www.isleofcatalinaorlandofl.com) for information

Elementary School: Catalina Elem

Middle School: Memorial Middle

High School: Jones High

Can Property be Leased: Yes

Building Elevator Y/N:

Association Approval Required: No

Years of Ownership Prior to Leasing Required: No

Lease Restrictions: No

Minimum Lease Period:No Minimum

Additional Lease Restrictions: No known lease retrictions, Please check directly with Isle of Catalina HOA. at [isleofcatalinaorlandofl.com](http://isleofcatalinaorlandofl.com) for all leasing information.

ML #: O5722202  
Address: 3201 TRADEWINDS TRL, ORLANDO, FL 32805

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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 law<sup>1</sup> 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: 3201 TRADEWINDS TRAIL  
ORLANDO FL 32805 (the "Property")

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

	Yes	No	Don't Know
<b>1. Structures; Systems; Appliances</b>			
(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 checked="" 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 checked="" 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: _____			
<b>2. Termites; Other Wood-Destroying Organisms; Pests</b>			
(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 checked="" 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>In 2009</u>			
<b>3. Water Intrusion; Drainage; Flooding</b>			
(a) Has past or present water intrusion affected the Property? <u>HURRICANE</u>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Do you have an elevation certificate? If yes, please attach a copy.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) If any answer to questions 3(a) – 3(d) is yes, please explain: _____			

<sup>1</sup> Johnson v. Davis, 480 So.2d 625 (Fla. 1985).

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#### 4. Plumbing

- (a) What is your drinking water source? ☒ public ☐ private ☐ well ☐ other
- (b) Have you ever had a problem with the quality, supply, or flow of potable water? ☐ Yes ☒ No ☐ Don't Know
- (c) Do you have a water treatment system?  
If yes, is it ☐ owned ☐ leased?
- (d) Do you have a ☒ sewer or ☐ 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? ☐ Yes ☒ No ☐ Don't Know
- (f) Have there been any plumbing leaks since you have owned the Property? ☐ Yes ☒ No ☐ Don't Know
- (g) Are any polybutylene pipes on the Property? ☐ Yes ☒ No ☐ Don't Know
- (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? ☒ Yes ☐ No ☐ Don't Know
- (b) The age of the roof is \_\_\_\_\_ years OR date installed NOVEMBER 2017
- (c) Has the roof ever leaked during your ownership? ☒ Yes ☐ No ☐ Don't Know
- (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: FULL REPAIR AFTER HURRICANE
- (e) Are you aware of any defects to the roof, fascia, soffits, flashings or any other component of the roof system? ☐ Yes ☒ No ☐ Don't Know
- If yes, please explain: \_\_\_\_\_

#### 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):  
☐ enclosure that meets the pool barrier requirements ☐ approved safety pool cover ☐ required door and window exit alarms ☐ required door locks ☐ none
- (b) Has an in-ground pool on the Property been demolished and/or filled? ☐ Yes ☐ No ☒ Don't Know

#### 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? ☐ Yes ☒ No ☐ Don't Know
- (b) Has any insurance claim for sinkhole damage been made?  
If yes, was the claim paid? ☐ yes ☐ no If the claim was paid, were all the proceeds used to repair the damage? ☐ yes ☐ no
- (c) If any answer to questions 6(a) - 6(b) is yes, please explain: \_\_\_\_\_

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## 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.

- (b) Are there any proposed changes to any of the restrictions?
- (c) Are any driveways, walls, fences, or other features shared with adjoining landowners?
- (d) Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands?
- (e) Are there boundary line disputes or easements affecting the Property?
- (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)?
- (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? ☐ yes ☐ no
- (h) Are access roads ☐ private ☐ 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.
- (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?
- (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?
- (d) Are any mangroves, archeological sites, or other environmentally sensitive areas located on the Property?
- (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?
- (b) Are you aware of any existing or proposed municipal or county special assessments affecting the Property?
- (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?
- (d) Have you ever had any claims filed against your homeowner's Insurance policy? HURRICANE DAMAGE
- (e) Are there any zoning violations or nonconforming uses?

Yes      No      Don't Know

☒      ☐      ☐

☐      ☒      ☐

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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: 6/16/18  
 (signature) (print)

Seller: \_\_\_\_\_ Date: \_\_\_\_\_  
 (signature) (print)

**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 ☐ ☐ 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) \_\_\_\_\_ (print) \_\_\_\_\_ Date: 6/16/18  
Seller:  (signature) \_\_\_\_\_ (print) \_\_\_\_\_ Date: \_\_\_\_\_

**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: \_\_\_\_\_

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