



THE PRICE GROUP

SELL • BUY • BUILD • INVEST • CAREER

531 Pheasant Drive

FOR MORE INFO IMMEDIATELY, TEXT 56268 TO 46835

**Recently Built Home with Updates Throughout!
Spacious Corner Lot with No Rear Neighbors**



Visual Tour Online:
www.531PheasantDrive.com

Want a new build that's just minutes to I4, restaurants, shopping, and theme parks but don't have 9 months to wait? Built in 2017, this 4 bed 3 bath ranch-style home on a highly coveted corner lot is move-in ready! Beyond location, this home has it all: As you pull into the large 3-car driveway, you will notice meticulously landscaped entryway. Cross over the threshold and the seamless transitions in living areas will catch your eye. This home has neutral paint throughout, elegant trim work in the formal dining area, modern open floorplan, and upgraded 24" tile throughout the home! And the bathrooms - WOW! Upgraded plumbing and lighting fixtures... and check out the rain shower features! Bedrooms are brightly lit and have spacious closets. This kitchen is a chef's dream with Corian countertops, mosaic tile backsplash, an abundance of cabinetry, and stainless steel appliances - still under warranty. Let's head outside to your personal Florida paradise. The screened patio space is perfect for enjoying your favorite evening beverage or early morning meditation with a cup of coffee. Highland Meadows community features include a playground, dog park, and community pool!

Features:

4 Bedrooms
3 Baths

2300+ Finished
Square Feet

3 Car Garage

Built in 2017

kw CLASSIC
REALTY
KELLERWILLIAMS

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

www.ChooseThePriceGroup.com

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531 Pheasant Drive, *Special Features*

4 Bedrooms | 3 Baths | 2300+ Total Finished Square Feet | 3 Car Garage

Recently built home with updates throughout!

Spacious corner lot, modern upgrades and high-end finishes

Property Features

- Located walking distance from the tranquil community pool, close to I4, shopping, restaurants and entertainment
- Aqua Pure water filtration system is maintenance free and offers tons of benefits!
- Curb appeal abounds – the gray exterior is highlighted by white trim and manicured landscaping
- Attached, three-car garage and wide driveway provides ample parking for you and your guests
- The recessed, covered front porch features a dark gray front door accented by a transom window

Foyer, Family Room and Great Room

- Spacious foyer is designed as a true gathering space while welcoming family and friends in to your home
- Take note of the open floorplan and flow from room to room - Perfect for entertaining!
- Tile flooring keeps the entry easy to clean and maintain
- The family room is the heartbeat of the home with proximity to the kitchen and dining spaces
- The open floorplan concept ties the rooms in with neutral wall colors carried throughout
- The family room features a modern light fixture to keep you cool and comfortable
- The great room is open to the kitchen, creating a conversational atmosphere between the two spaces
- Ceiling fan fixture to keep you cool and comfortable
- Sliding glass doors provide plenty of natural light and lead to the backyard

Dining Room

- The dining room flows naturally from the family room and is finished with overhead modern light fixture
- Space is located right off of kitchen, making it perfect for hosting and entertaining!

Kitchen

- The spacious kitchen features Corian countertops, tile backsplash, stainless steel appliances, plentiful solid wood cabinetry and recessed LED lighting
- Stainless steel appliances remain for your move-in ready convenience, and are still under warranty!
- 12 ft ceilings allow for 42" kitchen cabinets, with open space above for decorative items and display
- The walk-in pantry is conveniently located and provides additional storage
- The kitchen seating overlooks the dining and living spaces creating a conversational atmosphere between the spaces

Master Suite and Master Bath

- The spacious master bedroom is finished with tray ceiling, picture window, and double-door closet
- The en suite full bath has been updated with Corian countertops spanning the dual sink vanity
- The walk-in shower features custom tile work and glass door
- The relaxing garden tub is surrounded by a tiled deck and highlighted by a transom window for natural light

Three Additional Bedrooms and Two Full Baths

- All bedrooms are equipped with remote control fixtures
- The first additional bedroom offers plenty of room and boasts a tray ceiling and two windows overlooking the backyard
- The second bedroom features a neutral color palette and modern ceiling fan fixture
- The third bedroom hosts tile floors and a neutral color scheme
- All bathrooms feature Corian countertops and custom tile work
- The full bath features a walk-in shower with glass partition and rainwater shower head

Laundry Room

- The laundry room is equipped with shelving for hanging items, sorting and storage

Outdoor Living

- Entertaining family and friends is easy in the private backyard – no rear neighbors!
- The enclosed lanai is spacious, and could easily accommodate a large outdoor dining table, grill, lounge chairs and accent furniture

05760633 531 PHEASANT DR, HAINES CITY, FL 33844**For Current Pricing
Call 407.367.3921****County:** Polk
Subdiv: HIGHLAND MDWS PH 2A**Status:** Active**Beds:** 4**Year Built:** 2017**Baths:** 3/0**Special Sale:** None**Pool:** Community**Property Style:** Single Family Residence**Lot Features:** Corner Lot, Sidewalks, Street Paved**Total Acreage:** Up to 10,889 Sq. Ft.**Pets:** Yes**Minimum Lease Period:****Max Times per Yr:****Garage:** Yes **Attch:** Yes **Spcls:** 3**Carport:** Yes **Spcls:** 3**Garage/Parking Features:****Permit Number:****New Construction:** No**Proj Comp Date:****Property Condition:****Builder Name:** Highland Homes**Builder Model:** Westin**LP/SqFt:** \$126.45**Heated Area:** 2,333 SqFt / 217 SqM**Home Warranty Y/N:****Total Area:****Flood Zone Code:** X**Total Annual Fees:** 100.00**Average Monthly Fees:** 8.33

Want a new build that's just minutes to I4, restaurants, shopping, and theme parks but don't have 9 months to wait? Built in 2017, this 4 bed 3 bath ranch-style home on a highly coveted corner lot is move-in ready! Beyond location, this home has it all: As you pull into the large 3-car driveway, you will notice meticulously landscaped entryway. Cross over the threshold and the seamless transitions in living areas will catch your eye. This home has neutral paint throughout, elegant trim work in the formal dining area, modern open floorplan, and upgraded 24" tile throughout the home! And the bathrooms - WOW! Upgraded plumbing and lighting fixtures... and check out the rain shower features! Bedrooms are brightly lit and have spacious closets. This kitchen is a chef's dream with Corian countertops, mosaic tile backsplash, an abundance of cabinetry, and stainless steel appliances - still under warranty. Let's head outside to your personal Florida paradise. The screened patio space is perfect for enjoying your favorite evening beverage or early morning meditation with a cup of coffee. Highland Meadows community features include a playground, dog park, and community pool!

Land, Site, and Tax Information**SE/TP/RG:** 09-27-27**Subdivision #:****Tax ID:** 27-27-09-729506-000010**Taxes:** \$1,698**Homestead:** No**CDD:** Yes**Add Parcel:** No**# of Add Parcels:****Legal Desc:** HIGHLAND MEADOWS PHASE 2A PB 157 PG 12-16 LOT 1**Ownership:** Fee Simple**SW Subd Condo#:****Flood Zone:** X**Floors in Unit/Home:** One**Bldg Name/#:****Book/Page:** 157-12-16**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:** RES**Future Land Use:****Zoning Comp:****Tax Year:** 2017**Annual CDD Fee:** 1,179**Additional Tax IDs:****Complex/Comm Name:****SW Subd Name:** Not Applicable**Flood Zone Date:** 12/22/2016**Floor #:****Total # of Floors:** 1**Census Block:****MH Model:****Total Units:****Lot Size Acres:** 0.17**Monthly Rental Amount:****Month To Month Or Weekly Y/N:****Waterfront Ft:** 0**Water Name:****Water Extras:** No**Block/Parcel:****Front Exposure:** East**Lot #:** 1**Other Exemptions:****Mill Rate:****Flood Zone Panel:** 12105C0240G**Census Tract:** 125.04**MH Width:****Lot Size SqFt:** 7,305**End Date of Lease:****Interior Information****A/C:** Central Air**Heat/Fuel:** Central**Heated Area Source:** Public Records**Laundry Features:****Fireplace:** No**Accessibility Features:****Utilities:** Cable Available, Electricity Connected, Public**Water:** Public**Additional Rooms:****Interior Feat:** Ceiling Fans(s), High Ceiling(s), Master Bedroom Downstairs, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Tray Ceiling(s), Walk-In Closet(s)**Appliances Incl:** Cooktop, Dishwasher, Disposal, Refrigerator, Water Filtration System, Water Purifier**Room Type****Level****Dimen****Flooring****Features**

Master Bedroom

First

13x19

Ceramic Tile

Kitchen

First

10x14

Ceramic Tile

Breakfast Bar, Closet Pantry, Pantry, Stone Counters

Great Room

First

16x21

Ceramic Tile

Ceiling Fan(s)

Living Room

First

12x13.5

Ceramic Tile

Bedroom 2

First

12x11

Ceramic Tile

Ceiling Fan(s)

Bedroom 3

First

11x11

Ceramic Tile

Bedroom 4

First

11x13

Ceramic Tile

Ceiling Fan(s)

Flooring Covering: Ceramic Tile**Security Feat:** Security System**Total Area Source:****Window Features:****Furnished:** Optional**Sewer:** Septic Tank

Laundry First 8x4 Ceramic Tile
Dining Room First 8x10 Ceramic Tile

Exterior Information

Ext Construction: Block, Stucco
Roof: Shingle
Property Description:
Architectural Style: Florida
Ext Features: Irrigation System, Satellite Dish, Sidewalk, Sliding Doors
Other Structures:
Patio And Porch Features: Covered, Rear Porch, Screened
Pool: Community
Pool Features:
Vegetation:
View:

Foundation: Slab

Property Attached Y/N: No
Garage Dim: 30x24

Pool Dimensions:

Spa and Features:

Green Features

Indoor Air Quality: HVAC Filter MERV 8+

Community Information

Community Features: Park, Playground, Pool
Fee Includes: Community Pool, Pool Maintenance
Association Amenities: Basketball Court, Maintenance, Other, Park, Playground, Pool
HOA / Comm Assn: Yes
Monthly HOA Amount: \$8
Condo Fee:
Housing for Older Per: No
Can Property be Leased: No
Additional Lease Restrictions:

HOA Fee: \$100

HOA Pmt Sched: Annually

Mo Maint\$(add HOA):

Other Fee:

Monthly Condo Fee:

Expire/Renewal Date:

Building Elevator Y/N: No

Affidavit:

FCHR Website Y/N:

ML #: 05760633
Address: 531 PHEASANT DR, HAINES CITY, FL 33844

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: 531 Pheasant Dr Winter Haven, FL (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
1. Structures; Systems; Appliances			
(a) Are the structures including roofs; 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 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 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 checked="" 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).

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4. Plumbing

Yes No Don't Know

- (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?
 (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?
 (f) Have there been any plumbing leaks since you have owned the Property?
 (g) Are any polybutylene pipes on the Property?
 (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?
 (b) The age of the roof is _____ years OR date installed _____
 (c) Has the roof ever leaked during your ownership?
 (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:
 (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:

☒ ☐ ☐
☐ ☐ ☒
☐ ☒ ☐
☐ ☒ ☐

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?

☐ ☒ ☐

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?
 (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:

☐ ☒ ☐
☐ ☒ ☐

	<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 checked="" type="checkbox"/>
(b) Are there any proposed changes to any of the restrictions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Are any driveways, walls, fences, or other features shared with adjoining landowners?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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 type="checkbox"/>	<input checked="" 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: 01/28/2019
 Seller: _____ (signature) _____ (print) 01/26/2019

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

Buyer: _____ / _____ Date: _____
 (signature) (print)
 Buyer: _____ / _____ Date: _____
 (signature) (print)

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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: _____ Date: 01/26/2019
Seller: _____
(signature) (print) 01/26/2019

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

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

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