

Purpose:

This Statement is a Disclosure by the Seller on the Condition of the Property, and any known information related to the Property. Unless otherwise specified, Seller does not possess any expertise in matters pertaining to the law, taxation, engineering, land surveying and/or any other specific matter as may be related to the Property, and Buyer is advised to seek the advice of a professional concerning said matters. This statement is not a warranty of any kind by Seller and is not a substitute for any Inspection of the Property described herein.

Seller's Disclosure:

Seller Discloses the following information with the knowledge that although these Disclosures are not a warranty, Seller specifically makes these Disclosures based on Seller's knowledge at the time the Seller signs this Statement. Seller is providing a copy of this Statement to Buyer or Buyer's Agent in connection with any actual or anticipated Sale of the Property. ***The Seller makes the following Representations:***

1. Seller has owned property since October 1996 and has legal authority to sell the property. The property is not subject to a lease. The original home was built in 1952. It is concrete block construction. The two additions were built before 1996, at an unknown time, assumed to have been before 1980 based material choices. They are both wood frame construction. There is a concrete stoop under the front porch decking, and a concrete staircase under the rear deck by the back door. The rear deck has reached the end of its serviceable life and is no longer structurally sound.
2. *Property Dimensions:* The lot is approximately 8580 square feet. It is approximately 60 feet wide by 143 feet deep, and has approximately 60 feet of Frontage. The front and back setbacks are 15-20 feet, (depending on development), and 5 feet on either side, if roof height is 22 Feet or less (add 1 foot of setback per foot of rise to each side, up to 35 feet).
3. *Survey:* Seller has a 2025 Boundary Survey of the property that Seller can provide to Buyer, along with a "No Change" Affidavit. Seller also has a 2024 Boundary Survey and a 1996 Boundary Survey, for historical purposes, that Seller can also provide Buyer. Seller has no knowledge of any Encroachments, Boundary disputes, or Boundary agreements. Seller advises Buyer that only the white Western boundary fence, and easternmost 12 feet of the white Southern Boundary fence, along with the two white gates on the east and west of the property, belong to the Property, the rest belong to neighboring properties. The white Western Boundary fence is approximately 3 inches inside the Property line.
4. *Zoning:* The Property is presently Zoned RML-25, lowrise, multifamily, residential. The maximum height is 35 feet, the maximum density is 25 people per acre.
5. *Service/Utilities:* All of the following services are available, Municipal Water, Municipal Sewer, Municipal Curbside Trash Collection (all City of Fort Lauderdale), Electricity (FPL, 3 meters), Natural Gas (TECO), Cable Television, Broadband. All services have laterals extended into the property. Seller has no knowledge of any problems or needed repairs in water or sewer lines, or in the plumbing in the existing Structure. The lateral sewer lines are cast iron. They were scoped in May 2025, and no issues were discovered. Seller can provide report. The Property has 3 Smart Electric Meters.

6. *Assessments:* Seller has NO knowledge of any outstanding, deferred, or pending assessments against the Property.

7. *Soil Condition:* Seller has no knowledge of soil borings ever being conducted on the Property. Seller has no knowledge of percolation tests ever being conducted on the Property. The Seller has no knowledge of septic or building permits being denied because of adverse soil conditions on the Property. The soil is primarily sand.

8. *Drainage:* The property does NOT periodically or regularly experience drainage problems. Please see separate Flood Disclosure for additional information.

9. *Mineral Rights:* Seller has no knowledge as to who owns the Mineral Rights to the Property. Seller assumes they were severed before Seller acquired the Property in 1996. Seller has no knowledge of any limits or restrictions on Buyer's use, enjoyment, and/or development of the Property's mineral rights.

10. *Topography:* Seller has no knowledge of any filling or grading of the Property other than by natural forces.

11. *Property Restrictions:* Seller has no knowledge of any limits or restrictions on Buyer's use, enjoyment, and/or development of the Property due to (a) previous divisions or splits of the Property; (b) pending litigation which Clouds, or could Cloud, Title; (c) any Association with authority over the Property, which may charge fees and enact restrictions; (d) any portions of the property shared in common with others; (e) any sales, transfer, or reservation of water or drainage rights; (f) any sales, transfer, or reservation of mineral rights; public or private use restrictions or limitation, including but not limited to deed and subdivision restrictions; or (g) encroachments, easements, zoning violations, non-conforming uses, or condemnations.

12. *Environmental Conditions:* Seller has no knowledge of any Environmental Conditions that may limit or restrict the Buyer's use, enjoyment, and/or development of the Property due to (a) past or present drilling for oil or gas, or mining for minerals; (b) operating, capped, uncapped, or abandoned wells; (c) past or present storage tanks, above or below ground, used for fuel or other chemicals; (d) any past or present portion of the property used as a farm, dump, or landfill; or (e) any known soil or water contamination.

13. *Environmental Assessments:* Seller had the property tested for Radon in February 2026. The results were deemed safe and within the normal ambient range. Seller had property tested for Mold in May 2025. Mold levels were deemed safe and within the normal ambient range. Seller can provide copies of these two Assessments to Buyer. Seller has no knowledge of any other environmental assessments or studies done on the Property.

14. *Off-Site Conditions:* The Property is approximately 5 miles from Fort Lauderdale International Airport, 2 miles from Convention Center, the Port and the 17th Street Causeway Bridge. The 17th Street Causeway is a key artery to and from the beaches. Federal Highway is approximately half a mile from the Property. It is a key artery for all of Fort Lauderdale. All of these offsite conditions periodically may limit or restrict Buyer's use, enjoyment, and/or development of the Property due to traffic and noise levels.

15. *Existing Structure Roof:* The Roof on the Existing Structure is a collection of three independent Roof Systems—the original 1952 Pitched Roof, the Flat Roof over the kitchen addition, and the Flat Roof over the Stepdown addition. To the best of Seller's knowledge, none of these Systems relies on the others for their

structural integrity. The decking, joists, and beams of the Pitched Roof on the Existing Structure are original to the Structure, dating back to 1952. The wood of the original Roof is in good condition. The tiles on the pitched roof are concrete. Seller assumes they are at least 40 years old (they predate Seller's ownership of Property) and are nearing the end of their serviceable lifespan: some are cracked, some a loose, none are missing. Both Flat Roofs were reroofed in 1998, and both were coated in five layers of Tropicool White Silicon Roof Sealant in 2020, and a touch-up single layer of Tropicool Silicon was applied in February 2026. There are no known leaks in any of the Roof Systems. The roof area directly above the outdoor shed room is soft, but does not leak, from damage from Termites on the Southeastern corner of the Shed room.

16. *Existing Structure Foundation:* The original Structure from 1952, along with the Kitchen Addition of unknown age, have a raised crawlspace foundation. The Western Stepdown Addition of unknown age, has a concrete slab foundation. There are no known issues with either foundation. The crawlspace is cool and dry with no odor. The crawlspace is approximately 2.5 feet above grade. The concrete slab is at grade.

17. *Existing Structure Non-Excluded Appliances and Mechanical Systems:* The Garbage Disposal, Microwave, Washing Machine, and Dryer are all over 10 years old. All are presently operable with no known defects, other than cosmetic. None are still under warranty. The Air Conditioner Air Handler and Compressor were purchased and installed new in October 2020. They are presently operable, with no known defects. They are no longer under warranty. Both units were serviced in February 2026, and are under a prepaid maintenance plan with Lindstrom Air. Their next service visit is scheduled for August 2026. The doorbell is inoperable. The TV cable wiring is no longer operable. The Electrical System is operable, with no known defects. Some electrical outlets are missing cover plates. All lights and ceiling fans are operable, with no known defects, except for: the three external flood lights along the rear external soffit of the Existing Structure, the light fixture in the far Southwestern corner of the yard, the light fixtures in the two front bedroom closets (pulls are broken), the light fixture in the Hall closet (pull is broken), the light fixture in the attic (pull is broken), and the lights in the Stepdown Addition Built-in unit, which were disconnected to remove a dated wet bar. The Seller removed and capped the exterior yard lighting fixtures from the property in 2025. The wiring for all 25 lights is still in the yard. The exterior electrical sockets are not RIFD, but are covered. The timer box for the original yard lighting was dismantled in 2024 and is inoperable. Seller has no knowledge of a sprinkler system on the property, but there are some indications that there may have been one at one time. Seller has no knowledge of a septic system on the property. The tankless water heater is gas and belongs to TECO. There are no fire alarms. At one time, before Seller's Tenure, the Property had a Sound System, inoperable remnants of this can be found in the closet in the Stepdown Addition Bedroom.

18. *Existing Structure Windows and Doors:* All of the windows, the skylight, and the front door are Impact Resistant Glass. The rear door has metal shutters and built-in wind-braces . All windows have screens. All windows and doors are operable, except for the window in the Front Bedroom in the Original Home, it is stuck and will not open. All locks and deadbolts are operable.

19. *Insurance Claims:* Seller has made no Insurance Claims on the Property in the last 25 years. Seller did receive FEMA funding for Flood damage in 2023. See Flood Disclosure for details.

20. *Termites/Pests:* The existing Structure is covered by a transferable Termite Tenting Policy. Termite damage from an earlier infestation can be found in the Southeastern corner of the outdoor Shed Room. The Roof directly above the Shed Room is soft because of the old damage.

Land and Structure Disclosures for 902 SE 12th CT, Fort Lauderdale, FL 33316

The Existing Structure was last inspected for termites in May 2025. No termites were found, no new/additional damage was found. Seller can provide report. The Existing Structure has been tented twice for Termites since Seller purchased it. It was most recently tented in 2019 and has been protected by a Termite Tenting Policy since 2019.

Seller has indicated above the condition of the Property based on information known to Seller. If any changes occur in the Property's condition as Disclosed or if Seller becomes aware that any Disclosures are inaccurate, from the date of this Statement to Closing, Seller will immediately Disclose the changes to the Buyer.

Seller acknowledges that the information in this statement is true and correct to the best of Seller's knowledge as of the date of Seller's signature below.

Buyer's Acknowledgment (Initial all that apply)

_____ Buyer **downloaded** a copy of this Disclosure from the Property's website www.902house.com before initially touring the Property in person and before the Effective Date of the Sales Contract.

_____ Buyer **received** a copy of this Disclosure from Seller **in person** before initially touring the Property in person and before the Effective Date of the Sales Contract.

_____ Buyer **received** a copy of this Disclosure from Seller **by email** attachment before initially touring the Property in person and before the Effective Date of the Sales Contract.

_____ Buyer **received** a copy of this Disclosure from **Buyer's Agent** before initially touring the Property in person and before the Effective Date of the Sales Contract.

_____ Buyer **attached** a copy of this Disclosure **as a Rider** to the Sales Contract at the time of signing.

Buyer acknowledges and understands that Buyer has a duty to pay diligent attention to any material defects which are known to Buyer or can be made known to Buyer by utilizing diligent attention and observation. Buyer acknowledges and understands that the Disclosures set forth in this Statement are made solely by the Seller.

Seller _____ Date _____

Seller _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer's Agent _____ Date _____

Seller _____, _____

Buyer _____, _____

