



REAL PROPERTY SALES DISCLOSURE

- 1. **CLOSING COSTS:** Upon closing the sale of real property, additional costs may be demanded from the buyer and/or seller in the form of closing costs. The following are a list of the known major closing cost items typically charged to the buyer and/or seller: Attorney's Fees, Title Insurance Charges, Survey Charges, Real Estate Taxes, Abstract Charges, Appraisal Fees, Doc Stamps, Recording Fees, Loan Origination Fees, Mortgage Transfer Fees, Lender Service Fees, Credit Report Fees, Discount Points, Pre-Paid Escrow Fees, Endorsement Fees, Intangible Tax and Condo Association Fees, Inspection Costs, Hazard and Flood Insurance.
- 2. **COMPENSATION:** This Real Estate Brokerage Company, Buy Direct Real Estate, will be paid by the [X] Seller [] Buyer upon the completion of the sale of real property.
- 3. **FINANCING:** Mortgage interest rates and discount points vary with Financial Institutions and the marketplace on a daily basis. The buyer has a right to select the lender and the right to negotiate the financial terms and conditions of the loan. This may be subject to the seller's approval and /or lender's requirements.
- 4. **CUSTOMER-BROKERAGE AGREEMENT:** Customer agrees to pay Buy Direct Real Estate \$399.00 at time of closing for processing, maintaining, and managing of the file and assistance in procuring of property or buyer and negotiations of sales contract.
- 5. **ENERGY EFFICIENCY RATING:** The buyer may within the inspection period of the contract have the property energy efficiency rating determined. Buyer acknowledges that a Department of Community Affairs Brochure on the Florida Building Energy Efficiency Rating System was received at the time or prior to the closing.
- 6. **RADON GAS:** Radon Gas is a naturally occurring radioactive gas that when it has accumulated in a building in sufficient quantities may present health risks to persons who are exposed to it over a period of time. Levels of Radon that exceed Federal and State guidelines have been found in buildings in Florida. Additional information regarding Radon and Radon testing may be obtained from the County Public Health Unit.
- 7. **LEGAL REQUIREMENTS:** In Florida, all contracts for the sale of Real Property, any lease for a property, or any lease for a period in excess of one year is required to be in writing to be enforceable and to comply with the law. The buyer and/or seller have the right to have legal counsel review these forms and represent them.

THE UNDERSIGNED ACKNOWLEDGES THAT THIS WRITTEN NOTICE WAS RECEIVED BEFORE SIGNING A CONTRACTUAL OFFER OR LEASE AGREEMENT IN COMPLIANCE WITH FLORIDA STATUTES AND FLORIDA ADMINISTRATIVE CODE.

Name

Name

Signature

Date

Signature

Date

_____ Agent Name	_____ Agent Signature
_____ Date	_____ Date