



# DISCLOSURE TO BUYER



(Florida)

Buyer(s): \_\_\_\_\_

Property Address: \_\_\_\_\_

In accordance with our pledge to serve our customers honestly and fairly, Watson Realty Corp. has prepared this disclosure to inform the Buyer, which term may be singular or plural, of the following:

1. **CONDITION OF THE PROPERTY:** Watson Realty Corp. and its licensees will not render a professional opinion as to the condition of the Property being purchased. However, Watson Realty Corp. and its licensees **RECOMMEND** to the Buyer, in accordance with the contract form for Sale and Purchase, that an inspection of the property be conducted by a **PROFESSIONAL HOME INSPECTOR**. Failure to obtain a home inspection shall be at the sole risk of the Buyer.
2. **THIRD PARTY VENDORS:** As a courtesy, Watson Realty Corp. may provide you with one or more names of service providers including, but not limited to, home inspectors, engineers, contractors, repairpersons, or attorneys that other consumers have used or of whom we are aware. Our doing so shall not in any way be construed to be a recommendation or endorsement of, nor is Watson Realty Corp. warranting the work of, any such providers. The final choice of any service provider rests solely with you, whether the name appears on any list or not. You agree to release, hold harmless and indemnify Watson Realty Corp. and its licensees from all claims or losses that in any way arise out of, or relate to, the selection or use of any such service provider.
3. **PROPERTY INFORMATION:** In the event that any information pertaining to property dimension, age, legal description, structural definition, room sizes, property tax information and/or mortgage status is found to be incorrect or inaccurate as a result of survey, title search, transmittal of mortgage information, building specifications or through any other source or document, Buyer hereby agrees to hold harmless Watson Realty Corp. and its licensees from any liability or responsibility arising therefrom for any reason whatsoever.
4. **HOME WARRANTY PROTECTION:** Watson Realty Corp. recommends that you obtain a home warranty on any property you purchase to protect against unanticipated repairs. Buyer has been advised of the advantages of purchasing a home warranty and the benefits of such coverage, and hereby agrees to hold harmless Watson Realty Corp. and its licensees from liability for the repair or replacement of any system or appliance that would have been covered by such warranty. Ask your sales associate for additional information.
5. **TERMITES:** Neither Watson Realty Corp. nor its licensees and employees are experts regarding termites or other wood destroying organisms or their presence on or in the home, other structure or any portion of the Property. Watson Realty Corp. and its licensees make no representation or warranty concerning the presence of wood destroying organisms on or in the Property. Because these organisms can cause damage to a structure, Watson Realty Corp. recommends to the Buyer that a wood destroying organism inspection of the Property be ordered and reviewed, and that the Buyer discuss directly with the Inspector the presence or lack of presence of wood destroying organisms (including termites) on or in the Property. Watson Realty Corp. further recommends that the Buyer purchase a treatment and repair warranty if available.
6. **SHOWINGS AND OFFERS ON PROPERTY:** Even though you have entered an authorized brokerage relationship with Watson Realty Corp., you understand that multiple offers may be presented on the property on which you make an offer, including offers through Watson Realty Corp. licensees who have entered brokerage relationships with other prospective Buyers. A Seller or Seller's representative may not treat the existence, terms, or conditions of offers as confidential unless confidentiality is required by law, regulation or any confidentiality agreement between the parties. Watson Realty Corp. is not obligated to show you any property unless compensation acceptable to Watson Realty Corp. is offered. A Seller is under no obligation to negotiate offers in the order received and it is the Seller's discretion as to which offer to accept, reject or negotiate.
7. **CONDOMINIUMS AND HOMEOWNERS' ASSOCIATION:** Properties governed by a Condominium or Homeowners' Association are subject to restrictions, rules and regulations and owners of such properties are typically required to pay various fees and expenses associated with this form of ownership. Watson Realty Corp. recommends that you contact the Association directly prior to entering into a contract to determine any matters that are important to you, including, but not limited to, the Association's financial condition, whether there are rental restrictions, any pending or threatened litigation, whether current or anticipated repairs or improvements to the property or common elements could result in a fee or assessment and you agree to hold Watson Realty Corp. and its licensees harmless in connection therewith.

8. **AFFILIATIONS:** Watson Realty Corp. has an affiliation with the following entities and may benefit from that affiliation. I/We acknowledge that your information may be shared with the companies affiliated with Watson Realty Corp. I/We understand that Watson Realty Corp. or sales associate may refer you to the affiliated companies. Your information will only be shared with the affiliated companies listed and not with outside agencies.

- a) Watson Association Management
- b) Florida Insurance Concepts, LLC
- c) Watson Commercial Realty, Inc.
- d) Trans-Florida Insurance Agency
- e) Watson Construction Group, Inc.
- f) J.P. Perry Insurance Agency
- g) Watson Mortgage Corp.
- h) Pinnacle Association Management
- i) Watson Referral Realty, Inc.
- j) Granite Title Agency
- k) Watson Title Services, Inc.
- l) 2-10 Home Buyers Warranty
- m) Watson Title Services of N. FL, Inc.
- n) American Home Shield
- o) EasyKnock, Inc.

9. **DO NOT CALL REGISTRY:** Buyer has been advised that Watson Realty Corp. and its affiliations noted herein recognize the "Do Not Call Registry" and make every effort to comply with this legislation. We have specific written policies and have trained our agents and staff to comply with these policies. By signing this disclosure, you are giving Watson Realty Corp. expressed written permission to contact you by telephone, whether your name is on the Do Not Call Registry.

10. **WATSON REALTY CORP. BROKERAGE RELATIONSHIP/TRANSACTION FEE:** You acknowledge that Watson Realty Corp. is representing you in a statutory Transaction Brokerage relationship as set forth in §§ 475.01(1)(l) and 475.278(2)(b), Florida Statutes, and you agree to pay Watson Realty Corp. a transaction fee of \$295.00 at closing.

11. **SEX OFFENDERS/PREDATORS:** The Florida Department of Law Enforcement (FDLE) maintains information on sexual predators/offenders, to enable the public to research information about these individuals who may be living in their communities. If this is important to you, **BUYER** is advised to contact the FDLE prior to entering into a contract to purchase a home.

12. **WIRE FRAUD ADVISORY:** Criminals are hacking email accounts of real estate agents, attorneys, title companies & others, resulting in fraudulent wire instructions being used to divert funds to the account of the criminal. The emails look legitimate, but they are not. You are advised not to wire any funds without personally speaking with the intended recipient of the wire to confirm the routing number & the account number. You should not send personal information such as Social Security Numbers, bank account numbers & credit card numbers except through secured email or personal delivery to the intended recipient.

Buyer(s) acknowledge(s) that this disclosure has been read and signed BEFORE signing a contract for Sale and Purchase.

BUYER: \_\_\_\_\_ (Date) \_\_\_\_\_

BUYER: \_\_\_\_\_ (Date) \_\_\_\_\_