



DISCLOSURE TO SELLER (Florida)



Seller(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 Seller, which term may be singular or plural, of the following:

1. HOME WARRANTY PROTECTION: Seller 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.

2. AFFILIATIONS: Seller has been advised that 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.

3. 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.

4. DO NOT CALL REGISTRY: Seller 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.

5. 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. In addition to the commission to be paid per the listing agreement, you agree to pay Watson Realty Corp. a transaction fee of \$295.00 at closing.

6. 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.

Seller(s) acknowledge(s) that this disclosure has been read and signed BEFORE signing a Listing Agreement.

SELLER: _____ (Date) _____

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