

**Florida Flood Warning Statement:**

Homeowner's Insurance Policies do NOT include coverage for damage resulting from Floods. Buyer is encouraged to discuss the need to purchase separate Flood Insurance coverage with Buyer's Insurance Agent.

**Seller's Disclosure**

Under Florida Law, Chapter 689, Section 302 of the Florida Statutes, a Seller must Disclose known Flood Risks/Events to a Buyer of Residential Real Property, *at or before*, the execution of the Sales Contract.

(1) Seller **HAS** knowledge of flooding that has damaged the Property during Seller's ownership of the Property. Seller represents that property flooded **ONE TIME** after October 1996, when Seller purchased Property. On **April 12, 2023**, after an historic 3 day rain event, with 26 inches falling in the final 12 hours, less than a ¼ inch of water breached the Southwestern corner of the Existing Structure due to runoff being trapped by construction materials, refuse, and machinery piled up along the outside of the Western Boundary fence by the neighboring property, which was a construction site at the time.

(2) Seller has **NOT** filed a claim with an Insurance Provider relating to Flood Damage on the Property, including but not limited to a claim with the National Flood Insurance Program. Seller is not currently required to purchase Flood Insurance by HUD. The Existing Structure does not presently overlap with a Mandatory Flood Zone.

(3) Seller **HAS** received assistance for Flood Damage to the Property, including but not limited to, assistance from FEMA. Seller represents that FEMA funding was used to promptly remove and replace the wood parquet flooring with water-and-mold-resistant vinyl plank, to remove and replace the bottom third of approximately 12 feet of Dry Wall and Insulation along the Southwestern wall of the Existing Structure, and repainting the impacted area, damaged by flood water.

(4) For the purposes of this Disclosure, the term "Flooding" means a general temporary condition of partial or complete inundation of the property caused by any of the following (a) the overflow of inland or tidal waters, (b) the unusual and rapid accumulation of run off of surface waters from any established water source, such as a river, stream, or ditch, (c) sustained periods of standing water resulting from rainfall

**Buyer's Acknowledgment** (initial all that apply)

\_\_\_\_\_ Buyer **downloaded** a copy of this Disclosure from the Property's website [www.902house.com](http://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.

Seller \_\_\_\_\_, \_\_\_\_\_

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Buyer \_\_\_\_\_, \_\_\_\_\_

**Disclosure of Flood Risk to Prospective Buyer for 902 SE 12<sup>th</sup> CT, Fort Lauderdale, FL 33316**

\_\_\_\_\_ 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.

**Certification of Accuracy for Florida Flood Disclosure**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller \_\_\_\_\_

Date \_\_\_\_\_

Seller \_\_\_\_\_

Date \_\_\_\_\_

Buyer \_\_\_\_\_

Date \_\_\_\_\_

Buyer \_\_\_\_\_

Date \_\_\_\_\_

Buyer's Agent \_\_\_\_\_

Date \_\_\_\_\_