

BILTMORE GROUP COMPANY DISCLOSURES

PROPERTY ADDRESS _____

MEGAN'S LAW DISCLOSURE:

Megan's law is designed to protect the public by notifying communities when a convicted sex offender moves into an area. Information including photos, identities, and addresses is available from the Florida Department of Law Enforcement (FDLE) at (850) 410-7000, or on the internet at the site shown below.

<https://offender.fdle.state.fl.us/offender/sops/search.jsf>

PREFERRED PARTNER-RELEASE OF LIABILITY:

Preferred Partner Vendor Information: Though Biltmore Group Inc., and their associates may refer you to preferred vendors; we assume no liability or responsibility for their actions. Vendors such as, but not limited to, home inspection, home warranty, general contracting, mortgages, title companies, appraisers and appraisal companies are all individually owned and operated. It is up to you, the consumer, to do any research you deem necessary to feel satisfied. Though Biltmore Group Inc. may have used these particular vendors before and has found their service to be exceptional we may only refer the companies to you. It is ultimately your decision who you decide to do business with. Should you decide to use any company that is referred by Biltmore Group Inc. or their associates, you agree to hold Biltmore Group Inc. and their associates harmless from any liability.

HOME WARRANTY:

Biltmore Group Inc. recommends a Home Warranty. Should Buyer/Seller decide not to purchase a home warranty they will hold Biltmore Group Inc and their associates harmless of any items that may break during contract or after the closing. Should buyer and/or seller decide to purchase a home warranty they understand that the choice in warranty companies is entirely their choice and also understand that Biltmore Group Inc. and their associates may earn a commission from the purchase of the warranty.

PROPERTY TAXES:

- Buyer(s) should not rely on the seller's current property taxes as the amount of property taxes the buyer(s) may be obligated to pay in the year subsequent to purchase.
- A change of ownership or property improvements triggers reassessments of the property to market value.
- Florida Law (Amendment 10) provides an annual 3% maximum assessment increase on homestead properties; the limitation applies only after the reassessment has been made (Amendment 10 Base Value).
- To estimate a Homestead property tax obligation in the first year after purchase, take the purchase price (assuming it is market value) and deduct \$25,000 homestead exemption, then multiply times the millage rate.
- If you have any questions concerning valuation or exemption, contact the local county property appraiser's office for information.

BILTMORE GROUP COMPANY DISCLOSURES

SQUARE FEET AND MEASUREMENTS:

Buyer understands that any square footage, boundaries, and/or measurements used in marketing the property are understood to be estimates and are not to be relied upon by the Buyer to determine the value of property. Buyer has personally observed the property as to the adequacy and acceptability for the Buyer's intended use based upon such personal inspections. Broker and Seller do not warrant the accuracy of any Multiple Listing Service information, or that of any county public records.

Unless waived by the Buyer, Buyer has the right to professional inspections of the property at Buyer's expense. Buyer agrees to have inspections done as agreed upon in the sale contract. Buyer must deliver findings to the seller as set forth in the sale contract inspection period. Buyer acknowledges that the property is purchased in As-Is condition.

SETTLEMENT ISSUES AND SINKHOLES:

Buyer understands that any property may be subject to settlement issues or sinkhole problems. It is the Buyer's sole responsibility to investigate the history of the property for such issues. Sinkhole maps are available through the state, and county agencies are a couple of sources for researching for known sinkhole issues on a property. Buyer agrees to hold Biltmore Group Inc. and their associates harmless from any liability pertaining to settlement issues or sinkhole issues.

By signing below, Buyer(s) acknowledge having read this disclosure form and understand this disclosure form in its entirety.

Buyer Signature Date

Print Name

Buyer Signature Date

Print Name