



BERKSHIRE HATHAWAY
HomeServices
Florida Network Realty

LISTING/SALES DISCLOSURE

HOME WARRANTY

As a service to our clients, Berkshire Hathaway HomeServices Florida Network Realty (BHHSFNR) partners with American Home Shield. The value of a home warranty is something every buyer and seller should consider. The cost of the Home Warranty is the responsibility of the Seller or Buyer.

- 2-10 Home Warranty - www.2-10.com/warranty / 1-800-795-9595
- American Home Shield – www.AHS.com / 1-800-735-4663

MARKETING EFFORTS

In an ongoing effort to market your property and provide it with maximum exposure, Berkshire Hathaway HomeServices Florida Network Realty will market your property for sale by: (1) placing photographs on the internet and social media sites, which allows potential purchasers to view the interior and exterior of your property (2) sending out postcards to your neighborhood through the “Just Listed/Sold” postcard program (3) Any additional marketing efforts. Buyer and/or Seller agree to hold BHHSFNR harmless from any and all liability or responsibility arising from the aforementioned marketing efforts.

VENDORS

Berkshire Hathaway HomeServices Florida Network Realty may provide you with names and addresses of local contractors who would be available to furnish labor and materials for repair work on the property. BHHSFNR makes no representation or warranties to you as to the reputation of these contractors, the quality of workmanship which can be expected, or their ability to satisfactorily perform their contracts. Further, BHHSFNR will not perform any inspections or other services on your behalf with respect to the supervision of the construction performed. The rights of all contractors, subcontractors, sub-subcontractors and laborers performing any working connection therewith, in addition to payment for services, shall be under direct contract with you as the owner of the property.

WOOD DESTROYING ORGANISMS

Since wood-destroying organisms can cause damage to a structure, Berkshire Hathaway HomeServices Florida Network Realty recommends to the Buyer that a wood destroying organism inspection of the property be ordered and reviewed, and that the Buyer discuss directly with an appropriately licensed inspector the presence or lack of presence of wood destroying organisms (including termites) upon or in the property to be purchased. BHHSFNR further recommends the Buyer purchase a treatment and repair bond. Neither BHHSFNR nor its associates and employees are experts concerning termites and other wood destroying organisms and make no representation or warranty concerning the presence of wood-destroying organisms upon or in the property to be purchased.

HOME INSPECTIONS

Berkshire Hathaway HomeServices Florida Network Realty strongly recommends to the buyer that a home inspection of the property be conducted by a home inspector certified by the American Society of Home Inspectors (www.ashi.org) or an appropriately licensed general contractor. A home inspection is designed to provide the buyer with information regarding the mechanical, structural and working condition of the real property. It is further recommended that the home inspection report be reviewed by the buyer and discussed directly with the home inspector. A home inspection is recommended for all properties. Vacant land may require other inspections to complete the due diligence of the buyer prior to closing on the property. BHHSFNR and its associates make no representations or warranties concerning the working conditions or integrity of the property being purchased.

ARBITRATION

Buyer agrees that any claims or disputes arising out of this agreement will be submitted to binding arbitration conducted by the American Arbitration Association (“AAA”) under its Real Estate Industry Arbitration Rules. Alternatively, Broker and Buyer may agree in writing to use another arbitration provider and different rules for the arbitration. The arbitration will be governed by the Federal Arbitration Act. Broker and Buyer will have all the rights and benefits of arbitration but are giving up their rights to resolve claims in a court or jury trial. In the arbitration, Buyer will not have the right to join or consolidate any claim by or against other parties, or to include in the arbitration any claim where Buyer or another party seek to act (a) as a representative or member of a class, collective, or mass action; (b) in the general-public interest; or (c) in any private-attorney-general capacity. The prevailing party in the arbitration will be entitled to recover costs incurred including reasonable attorney’s fees. This arbitration agreement does not prohibit Broker and Buyer from resolving their claims or disputes through informal negotiation or nonbinding dispute resolution, including nonbinding mediation.

DOCK AND/OR BULKHEAD INSPECTION: Berkshire Hathaway HomeServices Florida Network Realty recommends to potential buyers to conduct an inspection and investigation of the dock and/or bulkhead on a property. The inspection or investigation may concern but not be limited to the nature, condition and construction of the dock and/or bulkhead, the permitting of the dock and/or bulkhead and the regulations pertaining to the use and rebuilding of the dock and/or bulkhead. It is suggested that you have a qualified professional check these items out to avoid any potential problems.

Beatrice L. Andrews
dotloop verified
02/01/22 11:09 AM EST
UFAP-EYM3-T3BO-HWH9

SELLER

DATE

BUYER

DATE

James D. Andrews
dotloop verified
02/01/22 10:37 PM EST
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SELLER

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BUYER

DATE