



SELLER DISCLOSURE-RESIDENTIAL: EAST ORLANDO, FLORIDA

Property described as _____, Orlando, Florida, _____
("Property")

Notice to Seller: Florida law¹ requires a Seller of a home to disclose to the Buyer all known facts that materially affect the value of the property being sold and that are not readily observable. This disclosure is designed to help you comply with the law. However, this disclosure form may not address every significant issue that is unique to the Property. You should consider what you would want to know if you were buying the Property today.

Notice to Buyer: This disclosure is not a guaranty or warranty of any kind. It is not a substitute for any inspections, warranties, or professional advice you may wish to obtain. It is not a substitute for your own personal judgment and common sense. The following information is based only upon Seller's actual knowledge of the Property's condition. A Seller can disclose only what they actually know. Seller may not know about all material or significant items. You should have an independent, professional inspection of the home including, but not limited to, the structure, mechanical items, environmental and legal (title) to verify the condition of the Property and determine the cost of repairs and impact of the conditions, if any.

On December 20, 2018, a Complaint was filed in the Circuit Court of the Ninth Judicial Circuit, in and for Orange County, Florida styled Irizarry, et al. v. Orlando Utilities Commission, et al., Case No.: 2018-CA-013758-O ("Lawsuit"). The Lawsuit asserts allegations against various defendants concerning alleged contamination and potential adverse health effects, to a "Class Area,"—approximately a 5.5-mile radius from the Stanton Energy Center—as defined in the Lawsuit, resulting from airborne coal dust, coal combustion residuals, organic compounds, radionuclides and metals. At this time, no determination has been as to the veracity or truthfulness of the allegations raised in the Lawsuit. Moreover, no determination has been made whether said Property falls within the Class Area.

Seller: _____

Date: _____

Seller: _____

Date: _____

Buyer: _____

Date: _____

Buyer: _____

Date: _____

¹ *Johnson v. Davis*, 480 So.2d 625 (Fla. 1985)