

**Changes have been made to the listed forms with a description of what has been revised:**

[Deposit Receipt and Purchase and Sale Agreement](#) – changes to Buyer’s expenses, paragraph added to items 13, 14 & 15

[Comprehensive Addendum to the Deposit Receipt and Purchase and Sale Agreement](#) – General information paragraph, websites added

[Seller’s Real Property Disclosure](#) – Wording changed in item 6b, added unknown to item 6c, item 6e moved to 4e

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The following highlighted changes/additions have been made to the:

**Deposit Receipt and Purchase and Sale Agreement**

**BUYER shall pay for the following expenses:**

1. Recording fee to record deed
2. All expenses relative to all notes and mortgages, or a contract for deed, including preparation, recording, documentary stamps, intangible tax & mortgagee title insurance
3. **Transfer fees of existing mortgagee(s) if any**
4. Survey, if any
5. **Fees related to obtaining estoppels certificate**
6. Wood Destroying Organism Inspection
7. BUYER’s attorney fee
8. Home inspection, if any
9. \_\_\_\_\_
10. \_\_\_\_\_

The following paragraph was added at the end of item numbers 13, 14 & 15

**BUYER’s request for repairs shall be in writing and delivered to SELLER on the Gainesville-Alachua County Association of REALTORS’ (“GACAR”) standard Repair Request form and Seller shall either accept the Buyers requests by signing the Buyer’s Repair Request form or shall make SELLER’s response to BUYER’s request on Seller’s Standard Repair Response Form.**

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The following highlighted changes/additions have been made to the:

**Comprehensive Addendum to the Deposit Receipt and Purchase and Sale Agreement**

4. **General Information:** (a) Information on crime statistics can be found through the Police Department or the Sheriff’s Office in the city or county in which the property is located. (b) Information from Florida’s database of sexual predators can be found at the State of Florida sexual predator’s website, <http://offender.fdle.state.fl.us/offender/homepage.do> (c) Within the City of Gainesville and Alachua County is an existing Super Fund site, as well as other sites that are subject to environmental contamination. The

location of such sites and the degree and scope of contamination related to such sites may effect properties in proximity to such sites and could materially impact the value of such properties. Information regarding the location of Super Fund sites and other contaminated sites, and the extent of such contamination can be found, from among other information sources, at <http://www.epa.gov/superfund>, <http://www.alachuacounty.us/Depts/EPD/Pollution/Pages/CabotKoppersSuperfund.aspx>, <http://protectgainesville.org/>, and from a review of City of Gainesville Ordinance # 0-05-70 and Ordinance # 0-04-44.

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### Sellers Real Property Disclosure

**4. Property Related Items:** Are you aware:

- a. If you have ever had the property surveyed? No  Yes  Do you have a certified copy of the survey? No  Yes
- b. Of any encroachments, boundary line disputes, setback violations, or easements affecting the property? No  Yes   
 If \_\_\_\_\_ yes, \_\_\_\_\_ explain: \_\_\_\_\_
- c. Of any mineral rights reservations in connection with the property? No  Yes
- d. Location of mailbox: \_\_\_\_\_ Box# \_\_\_\_\_ # of Keys \_\_\_\_\_
- e. Of any condition or proposed change in the vicinity of the property such as, but not limited to, proposed development, zoning changes or proposed roadways? No  Yes  If yes, explain:  
\_\_\_\_\_

**6. Environment:**

- a. Were the improvements on the property built before 1978? No  Yes
- b. **Are you aware** of any substances, materials or products which may be an environmental hazard, such as, but not limited to, asbestos, Chinese drywall, urea formaldehyde, radon gas, mold, lead-based paint, fuel, propane or chemical storage tanks (active or abandoned), or contaminated soil or water on the property? No  Yes  If yes, explain:  
\_\_\_\_\_
- c. Has your home been tested for radon gas? No  Yes  **Unknown**  If yes, what were the results?  
\_\_\_\_\_
- d. Has any radon gas mitigation system been installed in your home? No  Yes
- e. Is your property affected by any on-site or off-site contaminated soil, water or other environmental condition? No  Yes  Unknown  If yes, explain: \_\_\_\_\_
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