



# SELLER'S PROPERTY DISCLOSURE WAIVER

For Buyers or Sellers represented by KW Advantage Group & Elite Partners.

Seller Name(s): David F Whissel

Buyer Name(s): \_\_\_\_\_

Property Address: Spring Hill Dr Lot 13 Spring Hill, FL 34608

**Notice to Seller(s):** Florida law requires a seller of a home to disclose to potential buyer(s) all known facts that are not readily observable that materially affect the value of the property being sold regardless of whether seller has resided in the property.

**Notice to Buyer(s):** Seller can only disclose what they actually know about a property. The use of this waiver signifies that the seller either has no information to disclose about the property, or has failed to disclose any information regarding items that may affect the value of the property.

**Notice to Agent(s):** Agents must make reasonable attempts to obtain a Sellers Property Disclosure from Seller(s) prior to completing this form.

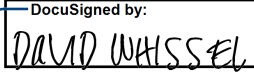
**Please Select One (1) Option Below:**

**\*\* Copy of Survey from Duke Energy attached for property adjacent. Duke was considering putting a switching station on property, the project has been deferred at this time.**

1.  **Seller(s)** of this property is not aware of any defects that materially affect the value of the property.
2.  **Seller(s)** of this property has failed to provide a property disclosure or any other information regarding defects that materially affect the value of the property.

*Buyer(s) acknowledge receipt of this Seller's Property Disclosure Waiver, and further understand that the seller(s) will provide no further disclosure regarding the condition of the property or any other defects that materially affect the value of the property. Buyer(s) are advised to schedule a professional home inspection using a licensed contractor or home inspector to determine the condition of the property.*

- **If waiver originated by Seller, select option 1 above, and have Seller(s) and Buyer(s) sign below.**
- **If waiver originated by Buyer, select option 2 above, and have only the Buyer(s) sign below.**

DocuSigned by:  
  
 1/29/2025 | 11:42 PST  
 Seller Signature / Date

\_\_\_\_\_  
 Seller Signature / Date

\_\_\_\_\_  
 Buyer Signature / Date

\_\_\_\_\_  
 Buyer Signature / Date