



Flood Disclosure

Florida Statute 689.302 requires a seller to complete and provide a flood disclosure to a purchaser of residential real property **at or before** the time the sales contract is executed.

Seller, Karen Monat, Ashley Hall, Caitlyn Canary, Sean Canary, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 8421 Charleston Dr Weeki Wachee, FL 34613

Seller, please check the applicable boxes in paragraphs (1) through (3) below.

FLOOD DISCLOSURE

Flood Insurance: Homeowners' insurance policies do not include coverage for damage resulting from floods. Buyer is encouraged to discuss the need to purchase separate flood insurance coverage with Buyer's insurance agent.

- (1) Seller has has no knowledge of any flooding that has damaged the property during Seller's ownership of the property.
- (2) Seller has has not filed a claim with an insurance provider relating to flood damage on the property, including, but not limited to, a claim with the National Flood Insurance Program.
- (3) Seller has has not received assistance for flood damage to the property, including, but not limited to, assistance from the Federal Emergency Management Agency.
- (4) For the purposes of this disclosure, the term "flooding" means a general or temporary condition of partial or complete inundation of the property caused by any of the following:
 - a The overflow of inland or tidal waters.
 - b The unusual and rapid accumulation of runoff or surface waters from any established water source, such as a river, stream, or drainage ditch.
 - c Sustained periods of standing water resulting from rainfall.

Signed by: Karen Monat Date: 1/6/2026 | 10:33 MST
 Seller: Ashley Hall Date: 1/15/2026 | 06:02 MST
 Signed by: Caitlyn Canary Date: 1/9/2026 | 08:07 MST

Copy provided to Buyer on _____ by email facsimile mail personal delivery.

Signed by: [Signature] Date: 1/9/2026 | 06:16 MST