

# Vacant Land Disclosure Statement



NAME: Vincent Lopez Jr and Norma Elaine Lopez

DATE SELLER PURCHASED PROPERTY: Oct 16, 2024

## GENERAL INFORMATION ABOUT PROPERTY:

PROPERTY ADDRESS: 12496 Sanders Avenue, Brooksville, FL 34614

LEGAL DESCRIPTION: ROYAL HIGHLANDS UNIT 8 BLK 689 LOT 3

## NOTICE TO BUYER AND SELLER:

In Florida, a Seller is obligated to disclose to a Buyer all known facts that materially affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist Seller in complying with the disclosure requirements under Florida law and to assist the Buyer in evaluating the property being considered. This disclosure statement concerns the condition of the real property located at above address. It is not a warranty of any kind by the Seller or any Licensee in this transaction. It is not a substitute for any inspections or warranties the parties may wish to obtain. It is based only upon Seller's knowledge of the property condition. This disclosure is not intended to be a part of any contract for sale and purchase. All parties may refer to this information when they evaluate, market, or present Seller's property to prospective Buyers.

The following representations are made by the Seller(s) and are not the representations of any real estate licensees.

### 1. CLAIMS & ASSESSMENTS

a. Are you aware of existing, pending, or proposed legal actions, claims, special assessments, municipal service taxing or benefit charges or unpaid assessments affecting the property? NO  YES  If yes, explain: \_\_\_\_\_

b. Have any local, state, or federal authorities notified you of a violation of governmental regulation or violation of covenant restrictions? NO  YES  If yes, explain: \_\_\_\_\_

c. Are you aware of any eminent domain proceedings involving the property? NO  YES  If yes, explain: \_\_\_\_\_

### 2. USE RESTRICTIONS

Are You Aware:

a. of any subdivision, municipality or other recorded covenants, conditions or restrictions? NO  YES

b. of any resale restrictions? NO  YES

c. of any restrictions on leasing the property? NO  YES

d. of any right of first refusal to purchase the property? NO  YES

e. If any answer to questions 2a-2d is yes, please explain: \_\_\_\_\_

### 3. SURVEY

a. Has the land been surveyed? NO  YES  If yes, which person or company performed the survey: \_\_\_\_\_

Target Surveying, LLC David G. Cutler


b. Has this land been platted? NO  YES  If yes, has a certificate of survey been completed? NO  YES

c. Are you aware of any encroachments or boundary line disputes? NO  YES

d. Are you aware of any easements other than utility/drainage easements? NO  YES

e. Are you aware if the property is in an earthquake zone? NO  YES

f. Are you aware if the property contains wetlands area? NO  YES

Seller:  and Buyer (\_\_\_\_\_) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 1 of 3 Pages.

4. ENVIRONMENT

Are You Aware:

a. of any substances, materials, products, pollutants or contaminants which may be an environmental hazard, such as, but not limited to, asbestos, urea formaldehyde, radon gas, fuel, propane or chemical storage tanks (active or abandoned), or contaminated soil or water on the property? NO  YES  If yes, explain: \_\_\_\_\_

b. of any abandoned wells, buried storage tanks or buried debris or waste on the property? NO  YES  If yes, explain: \_\_\_\_\_

c. of any clean up, repairs, or remediation of the property due to hazardous substances, pollutants or contaminants? NO  YES  If yes, explain: \_\_\_\_\_

d. of any endangered or protected species on the property such as scrub jays, manatees, turtles, sea turtles or nests of endangered or protected species? NO  YES

e. of any electromagnetic fields located on the property? NO  YES

f. of any condition or proposed change in the vicinity of the property that does or will materially affect the value of the property, such as, but not limited to, proposed development or proposed roadways? NO  YES

If any answer to questions 4a-4f is yes, please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. FLOOD

Are You Aware:

a. if the property is designated in a 100 year flood plain? NO  YES

b. if the property has been flooded? NO  YES

c. if there has been drainage problems affecting the property or adjacent properties? NO  YES

If any answer to questions 5a-5c is yes, please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. CONDITION OF THE PROPERTY

a. Have any soil tests been performed? NO  YES

b. Are you aware of any fill or uncompacted soils? NO  YES

c. Are you aware of any settling, soil movement, or sinkhole problems on the property or on adjacent properties? NO  YES

d. Are you aware of any dead or diseased trees on the property? NO  YES

If any answer to questions 6a-6d is yes, please explain: Tampa septic came out and gave the ok for septic, says oil is very good for it.  
\_\_\_\_\_  
\_\_\_\_\_

Seller  and Buyer (\_\_\_\_\_) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 2 of 3 Pages.



# PACKAGE CERTIFICATE

## SELLERS DISCLOSURE

3 pages

Vacant Land Disclosure Statement (VLDS-1).pdf

3 pages

## E-SIGN INFO

Status:

**SIGNED**

Originator:

Brittany McGuire  
brittanymcguire369@gmail.com  
IP: 70.126.112.134  
Domain: my.ptroffice.com  
Date: Apr 10, 2026 11:04 AM



Package ID:

EF742BE8686BE93DFA1AB06D38BE2C76

Time zone:

EDT (UTC-4)

Signers:

<b>VL</b>	Vincent Lopez Jr Seller #1	vincent.lopezjr@yahoo.com IP: 35.145.226.171	Signed	Apr 10, 2026 12:03 PM id: 07297dcafe1303da053b8253fe7925c	
<b>NL</b>	Norma Lopez Seller #2	vincent.lopezjr@yahoo.com IP: 35.145.226.171	Signed	Apr 10, 2026 12:05 PM id: 6a63944af8828e62f7daed7e304f9210	

## HISTORY

Apr 10, 2026	11:33 AM	<b>VL</b>	Vincent Lopez Jr	vincent.lopezjr@yahoo.com	IP: 35.145.226.171	Viewed
Apr 10, 2026	12:03 PM	<b>VL</b>	Vincent Lopez Jr	vincent.lopezjr@yahoo.com	IP: 35.145.226.171	Signed
Apr 10, 2026	12:04 PM	<b>NL</b>	Norma Lopez	vincent.lopezjr@yahoo.com	IP: 35.145.226.171	Viewed
Apr 10, 2026	12:05 PM	<b>NL</b>	Norma Lopez	vincent.lopezjr@yahoo.com	IP: 35.145.226.171	Signed
Apr 10, 2026	12:05 PM		Package has been fully signed and sealed			Completed