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**Trend RE LLC - Addendum, Disclosure & Respa Affiliated Business Disclosure**

**Agent Service Provided Referral Disclosure**

Experienced Realtors typically have service providers they like to work with and often refer them first to Buyers & Sellers. Since these service providers are entering into this agreement with the buyer or seller and not the Realtor, we recommend that the buyers and sellers get several estimates for each service to be performed. Trend RE LLC and its agents are not liable for work performed by any service providers.

**Agent Compensation**

Trend RE LLC agents may receive compensation from a Home Warranty company for recommending their services.

**Brokerage File Review Compliance and Transaction Management Fee**

Buyer or Seller working with Trend RE LLC and/or associates in a brokerage capacity agree to a $399 Brokerage Transaction fee to Trend RE LLC at the time of closing. Agents, members and associates have notified buyers and sellers of this transaction fee in addition to any other agent commissions set, negotiated or structured. All commissions and fees have been discussed at length and are satisfactory to all parties.

**Boat Dock & Building Permits**

The ability to obtain a permit to construct a boat dock or any other building permit is deemed the responsibility of the buyer and or seller. Trend RE LLC advises all buyers and sellers to seek professional advice from a licensed contractor and inspector AND appropriate government entities prior to purchasing property. Many sellers make home repairs without the required permits. Trend RE LLC and it’s agents and members are hereby held harmless and deemed in full disclosure of possible permitting mistakes, errors, oversights or intentional omissions by any and all parties.

**Sexual Offender/Predator Information**

The Public Safety Information Act, Florida Sexual Offender/Sexual Predator Registration and Notification Program established by Florida Statute 775.21 that all sexual offenders and predators names and addresses are public record. Trend RE LLC strongly recommends all buyers obtain this information before purchasing a home. Call 1-800FL-PREDATOR (888-357-7332) or refer to FDLE Website at http://www.fdle.state.fl.us for necessary information.

**Condominiums as Investment Property**

The Florida Supreme Court has ruled that Condominium owners, by the rights entitled in their bylaws, have the power to vote to restrict or ban rental units at their complexes. Restrictions can include an outright ban on renting, minimum periods for a lease and a prohibition on renting during the first year or more of ownership. Neither Trend RE LLC nor its agents make any claims as to any Condominium’s current or future rental capability. Please contact the Condominium Association directly to ascertain their position regarding rental units in their complex.

**Pinhole Leaks**

Pinhole leaks in copper plumbing affect property owners throughout the United States. To date, no definitive reason has been determined for the cause of the leaks, although it seems to affect some communities more than others. Some homeowner associations have a website where you may be able to obtain more information if any homes in that community have experienced pinhole leaks. We recommend you contact the Board of Directors for relevant information. Obviously, not all past plumbing repairs are the result of pinhole leaks and only a professional can make such a determination. We recommend that you seek professional advice from a licensed plumber or other appropriate professional. It is our understanding that the Federal Warranty Corporation may provide limited coverage for possible pinhole leaks in copper piping throughout Florida. To get more information contact the Federal Warranty Corporation direct at 1-866-782-9162. This information is being provided to assist you in making an informed decision in the purchase of residential real estate. This Notice is not intended to serve as a warranty on any statement included herein.

**Home Inspection Disclosure**

It is your responsibility to be an informed buyer/seller. Be sure that what you buy is satisfactory in every respect. You have the right to carefully examine your potential new home with a qualified home inspector. You may arrange to do so before signing your contract, or you may follow the time frame allowed in your sales contract for performing the necessary Inspections. Trend RE LLC is held harmless from any and all issues with respect to property conditions.

**Square Footage Disclosure**

Trend RE LLC advises all buyers/sellers that square footage information conveyed from Trend RE LLC agents, sellers and other agents may be incorrect or inaccurate. Trend RE LLC makes no guarantees or warranties regarding square footage of any real estate. Measurements can vary greatly and should be verified by the buyer and seller of any property. It is 100% the obligation of buyer and/or seller to measure and or hire a service to suffice this requirement. All buyers and sellers hereby agree to hold Trend RE LLC and their associates harmless with regard to any and all square footage estimates or quotes throughout any and all rooms, homes, condos or any real estate transacted. Buyer understands that any square footage, boundaries, and/or measurements used in marketing the property are understood to be estimates and are not to be relied upon by the Buyer or Seller to determine the value of property. Buyer has personally observed the property as to the adequacy and acceptability for the Buyer's intended use based upon such personal inspections. Broker does not warrant the accuracy of Multiple Listing Service information, or that of any public records. Buyer has the right to professional inspections of the property at Buyer's expense. Buyer and seller assume all obligations associated with square footage measurements. Buyers agree to have inspections done as agreed upon in the sale contract. Buyer must deliver findings to the seller as set forth in the sale contract inspection period. Based on the findings of the inspection, Seller is subject to Standards for Real Estate Transactions as outlined on the Contract for Sale and Purchase, unless otherwise noted on a separate addendum.

**Property Condition Disclosure**

Trend RE LLC and its agents have typically not conducted a home inspection, mold inspection, lead based paint, asbestos inspection, radon inspection or any other environmental inspections at time of representation. Trend RE LLC and it’s agents have limited knowledge regarding the home. Typically Trend RE LLC and its agents have not spent significant time in the home, nor have they lived there. Trend RE LLC and its agents can not see behind the walls or under floors. Older and existing homes require maintenance and are imperfect in nature. Please always get a home inspection and understand Trend RE LLC and members/agents are not licensed contractors, inspectors or engineers. Please note acceptance of addendum deems Trend RE LLC, the members and associates held harmless for any future or current issues with the home. Please consult a licensed property inspector prior to purchase. Trend RE LLC and its agents have no knowledge of permitting status of any repairs to the Property. Trend RE LLC is not in a position to know if a permit was obtained for any repairs or if a permit was required for any repairs. All buyers should refer to public records, their own inspector's report, the seller's disclosure and the corresponding governmental agency for information about repairs and permits.

**Roof Inspection Disclosure**

Trend RE LLC advises all buyers to obtain a professional roof inspection of the subject property within the inspection period. A Trend RE LLC agent, can only rely on the representations of the seller as to the condition, age, and watertight security of any roof. FHA Inspectors, VA Inspectors and Professional Home Inspectors are NOT qualified to advise about the future economic lifespan of a roof. Any dispute or negotiation resulting from a roof problem will be the sole responsibility of the buyer/seller.

**Mold and Mildew Inspection Disclosure**

Trend RE LLC advises all buyers who are purchasing property, who may have concerns about mold/mildew in that property to have the appropriate inspections and/or treatment completed prior to closing. Trend RE LLC agents can only rely on the representations of the seller concerning this matter.

**Economic Forecast Disclosure**

Trend RE LLC advises all buyers who are purchasing property, and sellers who are selling, to consider carefully the potential financial losses from any transaction. Trend RE LLC, its members and agents do not have the ability to predict market performance. Trend RE LLC, its members and agents are held harmless with regard to market performance. It’s the opinion of Trend RE LLC, its members and agents that the market can swing wildly and crash or surge at any time without warning. Economic loss or gain is a function of forces far beyond the reach of Trend RE LLC, its members and agents. Please proceed in any transaction with caution.

**Flood Insurance Disclosure Statement**

Your mortgage lender may require you to purchase flood insurance in connection with your purchase of this property. The National Flood Insurance Program provides for the availability of flood insurance, but also establishes flood insurance policy premiums based on the risk of flooding in the area where properties are located. Due to recent amendments to federal law governing the NFIP, those premiums are increasing, and in some cases will rise by a substantial amount over the premiums paid for flood insurance on this property previously, as an indication of the premiums that will apply after you complete your purchase. In considering your purchase of this property, you should consult with one or more carriers of flood insurance for a better understanding of flood insurance coverage, the premiums that are likely to be required to purchase such insurance and any available information about how those premiums may increase in the future.

**Lead Based Paint Disclosure**

Buyer has been given a copy of the “Lead Based Paint Pamphlet/Disclosure” and all issues regarding Lead Based Paint disclosure have been satisfied. URL: https://www.epa.gov/lead/real-estate-disclosures-about-potential-lead-hazards

**Water Level Disclosure**

Buyer/Seller hereby indemnifies and holds harmless Tred RE LLC with regard to any water level estimates and or disclosures. Water levels vary from season to season and randomly throughout time. Trend RE LLC, their associates, members and agents are incapable of determining water depths as it pertains to any and all bodies of water.

**Wire Disclosure // Financial Disclosure**

Buyers and Sellers are instructed to work directly with Title company/closing company with regard to any transfer of funds, wiring of funds, disclosure of financial information, etc. Trend RE LLC, its members and agents are held harmless with regard to all financial information disbursed, communicated or electronically or otherwise disseminated. Buyer is instructed in no uncertain terms to keep any and all financial information private. Convey information only after consulting an attorney.

**Tax Disclosure**

NOTE: A 1992 Florida constitutional amendment caps real estate assessment increases on homesteaded property to the lesser of the rate of inflation or 3% per year. This cap does not apply when properties are sold. Therefore, it is important for you to confirm for yourself an estimate of the future real estate assessment associated with the purchase of this property. In regards to this, it is recommended that you contact the county in which the property is located:

* Charlotte County Property Appraisers (941) 474-3161
* Manatee County Property Appraisers (941) 748-8208
* Sarasota County Property Appraisers (941) 861-8200
* Hillsborough County Property Appraisers (813) 272-6100
* Lee County Property Appraisers (239) 533-6100

Prior year’s assessments bear no relationship to future assessments and should not be relied upon by you for such purposes.

**Price Change & Negotiations**

Any and all price changes have been agreed to and signed off on via buyer and seller. All Negotiations on behalf of seller or buyer have been agreed to and are represented by the finalized contract. Agent has properly represented client/customer per contractual obligation.

**MLS Information and Input procedures**

Any and all information input in the MLS (Multiple Listing Services) has been reviewed by all parties to the contract. Verification of any and all information noted in the MLS has been reviewed by buyer/seller and is the sole responsibility of both buyer and seller. Trend RE LLC, the members and associates are held harmless from any and all inaccurate information associated with the MLS and the listing.

**HOA / Condo Approval / CDD Fees**

Most HOA and Condo Associations require an application and approval. Please apply in a timely fashion. Community Development District (CDD) fees may apply. It is the sole responsibility of the buyer or seller to verify any and all CDD and HOA Fees and to apply within a timely fashion.

Please acknowledge receipt and review of these disclosures by signing below.

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Buyer: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Buyer: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Seller: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Seller: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_