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|                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <u>Yes</u>               | <u>No</u>                | <u>Don't Know</u>                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>4. Plumbing</b>                                                                                                                                                                                                                                                                                                                                                                                                                                   |                          |                          |                                     |
| (a) What is your drinking water source? <input type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well <input type="checkbox"/> other                                                                                                                                                                                                                                                                                | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) Have you ever had a problem with the quality, supply, or flow of potable water?                                                                                                                                                                                                                                                                                                                                                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) Do you have a water treatment system?<br>If yes, is it <input type="checkbox"/> owned <input type="checkbox"/> leased?                                                                                                                                                                                                                                                                                                                           |                          |                          |                                     |
| (d) Do you have a <input type="checkbox"/> sewer or <input type="checkbox"/> septic system? If septic system, describe the location of each system: _____                                                                                                                                                                                                                                                                                            |                          |                          |                                     |
| (e) Are any septic tanks, drain fields, or wells that are not currently being used located on the Property?                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (f) Are there or have there been any defects to the water system, septic system, drain fields or wells?                                                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (g) Have there been any plumbing leaks since you have owned the Property?                                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (h) Are any polybutylene pipes on the Property?                                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (i) If any answer to questions 4(b), 4(c), and 4(e) - 4(h) is yes, please explain:<br><div style="border: 1px solid black; height: 30px; width: 600px;"></div>                                                                                                                                                                                                                                                                                       |                          |                          |                                     |
| <b>5. Roof and Roof-Related Items</b>                                                                                                                                                                                                                                                                                                                                                                                                                |                          |                          |                                     |
| (a) To your knowledge, is the roof structurally sound and free of leaks?                                                                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) The age of the roof is _____ years OR date installed _____                                                                                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) Has the roof ever leaked during your ownership?                                                                                                                                                                                                                                                                                                                                                                                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) To your knowledge, has there been any repair, restoration, replacement (indicate full or partial) or other work undertaken on the roof?<br>If yes, please explain: _____                                                                                                                                                                                                                                                                         | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (e) Are you aware of any defects to the roof, fascia, soffits, flashings or any other component of the roof system?<br>If yes, please explain: _____<br><div style="border: 1px solid black; height: 30px; width: 600px;"></div>                                                                                                                                                                                                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>6. Pools; Hot Tubs; Spas</b>                                                                                                                                                                                                                                                                                                                                                                                                                      |                          |                          |                                     |
| <b>Note:</b> Florida law requires swimming pools, hot tubs, and spas that received a certificate of completion on or after October 1, 2000, to have at least one safety feature as specified by Section 515.27, Florida Statutes.                                                                                                                                                                                                                    |                          |                          |                                     |
| (a) If the Property has a swimming pool, hot tub, or spa that received a certificate of completion on or after October 1, 2000, indicate the existing safety feature(s):<br><input type="checkbox"/> enclosure that meets the pool barrier requirements <input type="checkbox"/> approved safety pool cover <input type="checkbox"/> required door and window exit alarms <input type="checkbox"/> required door locks <input type="checkbox"/> none |                          |                          |                                     |
| (b) Has an in-ground pool on the Property been demolished and/or filled?                                                                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>7. Sinkholes</b>                                                                                                                                                                                                                                                                                                                                                                                                                                  |                          |                          |                                     |
| <b>Note:</b> When an insurance claim for sinkhole damage has been made by the seller and paid by the insurer, Section 627.7073(2)(c), Florida Statutes, requires the seller to disclose to the buyer that a claim was paid and whether or not the full amount paid was used to repair the sinkhole damage.                                                                                                                                           |                          |                          |                                     |
| (a) Does past or present settling, soil movement, or sinkhole(s) affect the Property or adjacent properties?                                                                                                                                                                                                                                                                                                                                         | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) Has any insurance claim for sinkhole damage been made?<br>If yes, was the claim paid? <input type="checkbox"/> yes <input type="checkbox"/> no If the claim was paid, were all the proceeds used to repair the damage? <input type="checkbox"/> yes <input type="checkbox"/> no                                                                                                                                                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) If any answer to questions 7(a) - 7(b) is yes, please explain:<br><div style="border: 1px solid black; height: 30px; width: 600px;"></div>                                                                                                                                                                                                                                                                                                       |                          |                          |                                     |

| <u>Yes</u> | <u>No</u> | <u>Don't Know</u> |
|------------|-----------|-------------------|
|------------|-----------|-------------------|

8. Homeowners' Association Restrictions; Boundaries; Access Roads

(a) Is membership in a homeowner's association mandatory or do any covenants, conditions or restrictions (CCRs) affect the Property? (CCRs include deed restrictions, restrictive covenants and declaration of covenants.)

|                          |                          |                                     |
|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|

**Notice to Buyer:** If yes, you should read the association's official records and/or the CCRs before making an offer to purchase. These documents contain information on significant matters, such as recurring dues or fees; special assessments; capital contributions, penalties; and architectural, building, landscaping, leasing, parking, pet, resale, vehicle and other types of restrictions.

(b) Are there any proposed changes to any of the restrictions?

|                          |                          |                                     |
|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|

(c) Are any driveways, walls, fences, or other features shared with adjoining landowners?

|                          |                          |                                     |
|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|

(d) Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands?

|                          |                          |                                     |
|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|

(e) Are there boundary line disputes or easements affecting the Property?

|                          |                          |                                     |
|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|

(f) Are you aware of any existing, pending or proposed legal or administrative action affecting homeowner's association common areas (such as clubhouse, pools, tennis courts or other areas)?

|                          |                          |                                     |
|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|

(g) Have any subsurface rights, as defined by Section 689.29(3)(b), Florida Statutes, been severed from the Property?

|                          |                          |                                     |
|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|

If yes, is there a right of entry? ☐ yes ☐ no

(h) Are access roads ☐ private ☐ public? If private, describe the terms and conditions of the maintenance agreement: \_\_\_\_\_

(i) If any answer to questions 8(a) - 8(g) is yes, please explain: \_\_\_\_\_

9. Environmental

(a) Was the Property built before 1978?

|                          |                          |                                     |
|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|

If yes, please see Lead-Based Paint Disclosure.

(b) Does anything exist on the Property that may be considered an environmental hazard, including but not limited to, lead-based paint; asbestos; mold; urea formaldehyde; radon gas; methamphetamine contamination; defective drywall; fuel, propane, or chemical storage tanks (active or abandoned); or contaminated soil or water?

|                          |                          |                                     |
|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|

(c) Has there been any damage, clean up, or repair to the Property due to any of the substances or materials listed in subsection (b) above?

|                          |                          |                                     |
|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|

(d) Are any mangroves, archeological sites, or other environmentally sensitive areas located on the Property?

|                          |                          |                                     |
|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|

(e) If any answer to questions 9(b) - 9(d) is yes, please explain: \_\_\_\_\_

10. Governmental, Claims and Litigation

(a) Are there any existing, pending or proposed legal or administrative claims affecting the Property?

|                          |                          |                                     |
|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|

(b) Are you aware of any existing or proposed municipal or county special assessments affecting the Property?

|                          |                          |                                     |
|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|

(c) Is the Property subject to any Qualifying Improvements assessment per Section 163.081, Florida Statutes?

|                          |                          |                                     |
|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|

(d) Are you aware of the Property ever having been, or is it currently, subject to litigation or claim, including but not limited to, defective building products, construction defects and/or title problems?

|                          |                          |                                     |
|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|

(e) Have you ever had any claims filed against your homeowner's Insurance policy?

|                          |                          |                                     |
|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|

- (f) Are there any zoning violations or nonconforming uses?

☐

☐

☒

(g) Are there any zoning restrictions affecting improvements or replacement of the Property?

☐

☐

☒

(h) Do any zoning, land use or administrative regulations conflict with the existing use of the Property?

☐

☐

☒

(i) Do any restrictions, other than association or flood area requirements, affect improvements or replacement of the Property?

☐

☐

☒

(j) Are any improvements located below the base flood elevation?

☐

☐

☒

(k) Have any improvements been constructed in violation of applicable local flood guidelines?

☐

☐

☒

(l) Have any improvements to the Property, whether by your or by others, been constructed in violation of building codes or without necessary permits?

☐

☐

☒

(m) Are there any active permits on the Property that have not been closed by a final inspection?

☐

☐

☒

(n) Is there any violation or non-compliance regarding any unrecorded liens; code enforcement violations; or governmental, building, environmental and safety codes, restrictions or requirements?

☐

☐

☒

(o) If any answer to questions 10(a) - 10(n) is yes, please explain:

(p) Is the Property located in a historic district?

☐

☐

☒

(q) Is the Seller aware of any restrictions as a result of being located in a historic district?

☐

☐

☒

(r) Are there any active or pending applications or permits with a governing body over the historic district?

☐

☐

☒

(s) Are there any violations of the rules applying to properties in a historic district?

☐

☐

☒

(t) If the answer to 10(q) – 10(s) is yes, please explain:

11. Foreign Investment in Real Property Tax Act ("FIRPTA")

- (a) Is the Seller subject to FIRPTA withholding per Section 1445 of the Internal Revenue Code?

☐

☐

☒
- If yes, Buyer and Seller should seek legal and tax advice regarding compliance.

12. ☐ (If checked) Other Matters; Additional Comments: The attached addendum contains additional information, explanation, or comments.

**Seller** represents that the information provided on this form and any attachments is accurate and complete to the best of **Seller's** knowledge on the date signed by **Seller**. **Seller** authorizes listing broker to provide this disclosure statement to real estate licensees and prospective buyers of the Property. **Seller** understands and agrees that **Seller** will promptly notify **Buyer** in writing if any information set forth in this disclosure statement becomes inaccurate or incorrect.

Seller: 

Victor Freitas

dotloop verified

02/19/26 1:46 PM PST

OLNQ-CMV3-EZZU-D2GY

(signature)

/ Victor Freitas

Date:

Seller: 

Maria J Freitas

dotloop verified

02/18/26 2:31 PM PST

RVK6-WDGY-9ZUX-CYR

(signature)

/ Maria J Freitas

Date:

**Buyer** acknowledges that **Buyer** has read, understands, and has received a copy of this disclosure statement.

Buyer: 

(signature)

/

(print)

Date:

Buyer: 

(signature)

/

(print)

Date:

Seller

02/19/26 1:46 PM PST

dotloop verified

and Buyer

02/18/26 2:31 PM PST

dotloop verified

acknowledge receipt of a copy of this page, which is Page 4 of 4

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## 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, VMA Investment Properties, LLC, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 3710 Stonewall Avenue, Pensacola, FL 32507

332S312500013002

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.

|         |                        |                                                                 |
|---------|------------------------|-----------------------------------------------------------------|
| Seller: | <i>Victor Freitas</i>  | dotloop verified<br>02/19/26 1:46 PM PST<br>LSR3-ZAN2-UHTV-CVM2 |
| Seller: | <i>Maria J Freitas</i> | dotloop verified<br>02/18/26 2:31 PM PST<br>F8NY-WH34-XXBB-1MZC |

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

Copy provided to Buyer on \_\_\_\_\_ by ☐ email ☐ facsimile ☐ mail ☐ personal delivery.

4/2022

## AIRPORT ENVIRONS REAL ESTATE SALE/LEASE DISCLOSURE

This form is provided to assist owners who intend to sell or lease real property near military airfields or the Pensacola Regional Airport in fulfilling the disclosure requirements described in Section 58-2, Escambia County Code of Ordinances (COO) and Chapter 4, Escambia County Land Development Code (LDC). The information in this disclosure should be provided to purchasers and lessees of real property as soon as practicable during the listing, advertisement, or other posting of information pertaining to the sale or lease of real property, but must be before the execution of the contract, i.e., before the making or acceptance of an offer. This form is not intended to supersede an owner's obligation to understand and comply with the requirements of Section 58-2, COO and Chapter 4, LDC. Copies of these ordinances can be obtained from the Escambia County Department of Planning and Zoning at 3363 West Park Place, Pensacola, Florida 32505, telephone 595-3475 or by Internet at:

[www.myescambia.com](http://www.myescambia.com)

To: \_\_\_\_\_  
(Buyer or Lessee)  
The Property at: 3710 Stonewall Ave, Pensacola, FL 32507  
(Street Address & Zip Code)  
Property Reference # 332S312500013002

\*\*\*\*\*

### (Following to be completed by Seller or Landlord)

**Is located within an AIPD for the following Airfield:**

☒ NAS Pensacola

**Is located within the following Noise Zone:**

Military Noise Zone

- ☒ Noise Level 1 [65 – 70dB Day-Night Average Sound Level (DNL)]  
☐ Noise Level 2 (70 – 75dB DNL)  
☐ Noise Level 3 (Greater than 75db DNL)

**Is located adjacent to the following Airport:**

☐ Pensacola Regional Airport

Pensacola Regional Airport Noise Zone

- ☐ Noise Level A [65-70dB Day-Night Average Sound Level (DNL)]  
☐ Noise Level B (70 – 75db DNL)  
☐ Noise Level C (Greater than 75dB DNL)

**Is located within the following AIPD Zone:**

- ☐ AIPD-1 (AICUZ Accident Potential Zones)  
☒ AIPD-1 – Area "A"  
☐ AIPD-1 – Area "B"  
☐ AIPD-2

4/2022

\*\*\*\*\*

## CERTIFICATION:

### AS TO SELLER/LANDLORD:

 dotloop verified  
02/19/26 1:46 PM PST  
HTKL-EUM8-PNMT-2XWZ

Signature

Victor Freitas

Printed Name

 dotloop verified  
02/18/26 2:31 PM PST  
UZGY-DSBH-PHVH-T4MA

Signature

Maria J Freitas

Printed Name

 dotloop verified  
02/17/26 2:13 PM CST  
UFFE-TMLJ-KGV5-YBNV

Witness

Bub Gideons

Printed Name

 dotloop verified  
02/17/26 2:13 PM CST  
JYAR-VBVD-HB8R-2KKG

Witness

Bub Gideons

Printed Name

### AS TO BUYER/LESSEE:



Signature

Printed Name



Signature

Printed Name



Witness

Printed Name



Witness

Printed Name

4/2022

## REAL ESTATE DISCLOSURE FORM INSTRUCTIONS AND REMITTAL ADDRESSES

- (1) All real estate transactions within an Airfield Influence Planning District or the Pensacola Regional Airport Real Estate Disclosure Area shall include a form disclosing the proximity of the site to the military airfield or the Pensacola Regional Airport. The form shall be affixed to all listing agreements, sales and rental contracts, subdivision plats, and marketing materials provided to prospective buyers and lessees. However, the form need not be included in advertisements directed to the public at large. Disclosure is required as soon as practicable during the listing, advertisement, or other posting of information pertaining to the sale or lease of real property, but must be before the execution of a contract, i.e., before the making or acceptance of an offer.

As proof of compliance with this disclosure requirement, the owner and the buyer or lessee shall execute the attached disclosure form. However, a "blanket disclosure," i.e., a copy of the lessor's original execution of the form, may be used in subsequent lease transactions so long as each subsequent lessee signs a disclosure form.

- (2) The determination as to whether the real property lies within an Airfield Influence Planning District, Accident Potential Zone and/or Noise Zone shall be made by the Planning and Zoning Department upon the written request of the property owner or agent and shall be provided within five business days. The request must include the street address as to the leased property and both the street address and the legal description contained in the deed for such real property in the event of a sale.

Alternatively, the information may be obtained by accessing the Escambia County Web Page ([www.myescambia.com](http://www.myescambia.com)). Open the drop-down "Quick Links" menu at the top of the page. Click the link "Access GIS Maps" and follow the instructions. (If you experience problems navigating the site, please contact the GIS Department at (850) 595-3598.)

- (3) After closing, a copy of the fully executed disclosure form shall be filed with the deed in the official records of Escambia County, Florida. For real property located within the AIPD areas around NAS Pensacola, NOLF Saufley, or NOLF Site 8, a copy of the executed disclosure form shall also be provided by the owner to:

Naval Air Station Pensacola  
Attention: Air Operations Officer  
c/o Commanding Officer  
190 Radford Blvd.  
Pensacola, Florida 32508-5217

4/2022

And to:

Aviation/Community Planner  
JPATS Coordinator  
Operations Code 31, Room 110  
Naval Air Station Whiting Field  
7550 USS Essex Street  
Milton, FL 32570

For real property located within the Real Estate Disclosure Area for Pensacola Regional Airport, a copy of the executed disclosure form shall be provided by the owner to:

Airport Director  
Pensacola Regional Airport  
2430 Airport Blvd, Suite 225  
Pensacola, FL 32504

- (4) In the event the property is leased and within the AIPD areas around NAS Pensacola, NOLF Saufley, or NOLF Site 8, the original fully executed disclosure form shall be attached to the originally executed lease, and a copy of the disclosure form shall be provided by owner to:

Naval Air Station Pensacola  
Attention: Air Operations Officer  
c/o Commanding Officer  
190 Radford Blvd.  
Pensacola, Florida 32508-5217

And to:

Aviation/Community Planner  
JPATS Coordinator Operations  
Code 31, Room 110 Naval  
Air Station Whiting Field 7550  
USS Essex Street  
Milton, FL 32570

For real property located within the Real Estate Disclosure Area for Pensacola Regional Airport, the same procedure will be followed and a copy of the executed disclosure form shall be provided by the owner to:

Airport Director Pensacola  
Regional Airport  
2430 Airport Blvd, Suite 225  
Pensacola, FL 32504

# Addendum to Contract for Residential Sale and Purchase



1 If initialed by all parties, the terms below will be incorporated into the Contract for Residential Sale and Purchase  
 2\* between VMA Investment Properties, LLC ("Seller")  
 3\* and \_\_\_\_\_ ("Buyer")  
 4\* concerning the Property described as 3710 Stonewall Avenue, Pensacola, FL 32507  
 5\* 332S312500013002

|  |  |                                           |                                            |
|--|--|-------------------------------------------|--------------------------------------------|
|  |  | <i>VF</i><br>02/19/26<br>dotloop verified | <i>MBF</i><br>02/18/26<br>dotloop verified |
|--|--|-------------------------------------------|--------------------------------------------|

6\* **U. Pre-1978 Housing Lead-Based Paint Warning Statement:** "Every purchaser  
 7 of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such  
 8 property may present exposure to lead from lead-based paint that may place young children at risk of developing lead  
 9 poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning  
 10 disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a  
 11 particular risk to pregnant women. The seller of any interest in residential real property is required to provide the  
 12 buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's  
 13 possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible  
 14 lead-based paint hazards is recommended prior to purchase." For purposes of this addendum, lead-based paint will  
 15 be referred to as "LBP" and lead-based paint hazards will be referred to as "LBPH."

16 **1. LBP/LBPH in Housing:** Seller has no knowledge of LBP/LBPH in the housing and no available LBP/LBPH  
 17 records or reports, except as indicated: (Describe all known LBP/LBPH information, list all available documents  
 18 pertaining to LBP/LBPH, and provide documents to **Buyer** before accepting **Buyer's** offer.)

19\* \_\_\_\_\_  
 20\* \_\_\_\_\_  
 21\* \_\_\_\_\_

22 **2. Lead-Based Paint Hazards Inspection:** Buyer waives the opportunity to conduct a risk assessment or  
 23\* inspection for the presence of LBP/LBPH **unless** this box is checked ☐ Buyer may, within the Inspection Period,  
 24 conduct a risk assessment or inspection for the presence of LBP/LBPH in accordance with the  
 25 provisions of Paragraph **8(a)** of this Contract or As Is with Right to Inspect Addendum. LBP/LBPH conditions that  
 26 are unsatisfactory to **Buyer** will be treated as "warranted items" for purposes of Paragraphs **8(a)(2)** and **(3)** of this  
 27 Contract only).

28 **3. Certification of Accuracy:** Buyer has received the pamphlet entitled "Protect Your Family from Lead in  
 29 Your Home" and all of the information specified in Paragraph **1** above. Licensee has notified **Seller** of **Seller's**  
 30 obligations to provide and disclose information regarding lead-based paint and lead-based paint hazards in the  
 31 Property as required by federal law (42 U.S.C. 4852d) and is aware of his or her obligation to ensure  
 32 compliance with federal lead-based paint law. **Seller**, **Buyer**, and each licensee have reviewed the information  
 33 above and certifies, to the best of his or her knowledge, that the information he or she has provided is true and  
 34 accurate.

|                                   |             |
|-----------------------------------|-------------|
|                                   |             |
| <b>Buyer</b>                      | <b>Date</b> |
|                                   |             |
| <b>Buyer</b>                      | <b>Date</b> |
|                                   |             |
| <b>Selling Licensee signature</b> | <b>Date</b> |

|                                   |                                                                 |
|-----------------------------------|-----------------------------------------------------------------|
| <i>Victor Freitas</i>             | dotloop verified<br>02/19/26 1:46 PM PST<br>ZGQ7-2II9-DC2Q-48JT |
| <b>Seller</b>                     | <b>Date</b>                                                     |
| <i>Maria J Freitas</i>            | dotloop verified<br>02/18/26 2:31 PM PST<br>9UT6-Z0LD-QC11-YZYZ |
| <b>Seller</b>                     | <b>Date</b>                                                     |
| <i>Bub Gideons</i>                | dotloop verified<br>02/17/26 2:13 PM CST<br>6U2M-8H5R-THXP-LV9M |
| <b>Listing Licensee signature</b> | <b>Date</b>                                                     |