

DISCLOSURES TO BUYERS

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HOME INSPECTIONS:

A professional home inspection, while not a guarantee of the condition of a property, is a professional opinion rendered by someone trained and qualified to detect signs of defects and/or deficiencies that the layperson may not see. We strongly recommend that you obtain a general inspection as well as specialized inspections (pool, roof, seawall, etc.) beyond a general scope if recommended by the general inspector or if you have personal concerns about such items.

The choice of inspector(s) is yours. We will gladly provide you with names and numbers of qualified local inspectors, but we encourage you to check the references of those you are considering using. By signing below, you agree to indemnify and hold harmless ALVA International, Inc. and its agents from any and all liabilities that may arise out of your selection. It is understood that neither ALVA International, Inc. nor its agents are receiving any fees or remuneration for these referrals.

HOME WARRANTY:

As a home buyer, you may wish to have a Home Warranty plan which covers certain home systems and appliances. Buyer(s) acknowledge that their ALVA International, Inc. agent has provided information about acquiring a Home Warranty. If none is provided by the Seller or purchased by Buyer(s), Buyer(s) agree to hold harmless ALVA International, Inc. and its agents against any liability resulting from failure of systems and appliances that would have been covered by a Home Warranty plan. We also acknowledge that ALVA International, Inc. may receive an administrative fee from home warranty providers.

PROPERTY TAX INFORMATION:

Due to the changing values of properties and the effect of the Save-Our-Homes cap, your property taxes may not be the same as on the date of your contract. Please check with the County Tax Appraiser's office for any changes in your property taxes. ALVA International, Inc. and its agents are not responsible for any tax information before or after the purchase of your property.

Pinellas County: <http://pao.co.pinellas.fl.us>

Hillsborough: www.hcpafl.org

Pasco County: www.appraiser.pascogov.com

Manatee: www.manateepao.com

HOLD HARMLESS:

Buyer(s) understand and acknowledge that any agreement between them and any contractor, decorator, handyman or repair service, carpet company, cleaning service, home inspection company, moving company or any other service referred by ALVA International, Inc. or its agents and staff is a separate agreement with that party and that Buyer(s) agree to hold ALVA International, Inc. and its agents and staff harmless from any responsibility regarding the agreement(s) with the respective party or parties.

THE
SIMMS
TEAM

ALVA INTERNATIONAL, INC.

() () SCHOOL CHOICE:

Buyer understands that each Florida county has varying rules, restrictions and programs for public school assignments, and holds ALVA International, Inc. and its agents harmless against any claim with regard to school zones or assignments.

- Pinellas County: <http://www.pinellas.k12.fl.us/>
- Hillsborough County: www.sdhc.k12.fl.us/choice/
- Pasco County: www.pasco.k12.fl.us
- Manatee County: www.manatee.k12.fl.us/manatee/school_choice.html

() () SETTLING:

Settling is an occasional occurrence in Florida properties. It is usually evidenced by cracks and separations in the structure. Normal cosmetic cracks may occur due to expansion and contraction caused by temperature and moisture changes (Your inspector should be able to tell you if these are of concern.

Various soil conditions, erosions, muck, peat other organic materials and voids can also occur in Florida soils. If you have a concern about any of these conditions in regard to the subject property you are advised to have the subject property inspected by a competent licensed inspector knowledgeable in these matters.

() () CONDOMINIUM GOVERNANCE FORM:

Buyer acknowledges receipt of the Department of Business and Professional Regulation's Condominium Governance Form, pursuant to Chapter 718 of the Florida Statutes.

Buyer: _____ Date: _____

Buyer: _____ Date: _____



ALVA INTERNATIONAL, INC.