



**WOOD INFESTATION** - Buyer acknowledges that the Wood Destroying Organism (WDO) report, provided by an authorized termite company, is a visual inspection of accessible areas only and typically does not guarantee that inaccessible areas are free from active termites or damage caused by termites (both active and previous infestations) or other wood destroying organisms. In most situations, a termite bond is available at an additional cost to the buyer.

**SURVEY** - Buyers are advised to have a survey performed to protect their investment. Some of the purposes of a survey are to (a) clearly define the boundaries of the subject property and to (b) to uncover any possible encroachments. If a survey is not completed, title insurance will not cover the survey portion of the owners' policy. The Agency of Pensacola and its associates make no representations or warranties as to any matters that may pertain to information that may be included in a survey. Buyers should exercise due diligence with regards to having a survey performed.

**SQUARE FOOTAGE** - Buyers acknowledge that any representations (either verbal or written) concerning the square footage of the property are estimated and may have been taken from information such as property appraiser records. The buyer is responsible for determining square footage, should that be important in your decision to purchase the property.

**SEWER / SEPTIC SYSTEM** - Buyer is advised to perform due diligence to determine if property is on a sewer or septic waste system. If the property is on a sewer system, the buyer should determine that the property is properly connected and that all impact and connection fees have been paid. If the property is determined to be on a septic system, it is recommended that the system is inspected to ensure that it is operational. Buyer acknowledges that septic systems require periodic cleaning.

**PROPERTY TAXES** - Buyer should not rely on the seller's current property taxes as the amount of property taxes that the buyer may be obligated to pay in the year subsequent to purchase. A change of ownership or property improvements trigger reassessments of the property that could result in higher property taxes. If you have any questions concerning valuation, please contact the County Property Appraisers Office for information.

**BUYER ADMINISTRATIVE FEE DISCLOSURE** - In recent years, the required documentation associated with the real estate transaction has increased substantially. This requirement is a result of the need to protect the buyer by disclosing important facts that are pertinent to the transaction. Currently we are required to disclose matters concerning home inspections, agency relationship, septic tanks, lead based paint, stucco, homeowners' associations, condominium riders and mold awareness. There are additional environmental inspections that are sometimes required. These requirements have created additional work and liability for brokers and sales associates, therefore making it important to retain and store copies of all records of these transactions for an extended period of time. These increased disclosures, documentation and storage requirements have resulted in the necessity of implementing a Three Hundred Dollar (\$300) Administrative Fee for these services. This fee will be charged on every sale and will be collected at the time of closing.

Buyer (\_\_\_) (\_\_\_) Sales Associate (\_\_\_) (\_\_\_)

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

BUYER NAME: \_\_\_\_\_

BUYER SIGNATURE: \_\_\_\_\_

BUYER NAME: \_\_\_\_\_

BUYER SIGNATURE: \_\_\_\_\_

AGENT NAME: \_\_\_\_\_

AGENT SIGNATURE: \_\_\_\_\_

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