

Buyer's Disclosure Statement

FLORIDA ASSOCIATION OF REALTORS®



BUYER(S) NAME(S): _____

Is each individual named above a U.S. Citizen a Resident Alien or a Foreign National ?

1. NOTICE TO BUYER

This Disclosure Statement is designed to assist the **Seller** in evaluating the **Buyers'** ability to purchase. The selling real estate broker, the listing real estate broker and their respective agents will also rely upon this information when they evaluate and present the **Buyer's** qualifications to prospective Sellers.

2. NOTICE TO SELLER

This is a disclosure of **Buyer's** knowledge of his/her condition as a bonafide **Buyer** as of the date signed by **Buyer** and is not a substitute for any detailed application for a loan commitment. It is not a warranty or representation by the selling broker, the listing broker, or their agents.

3. PERSONAL RESIDENCE STATUS

- (a) Do you currently RENT or OWN your existing residence?
- (b) Have you ever owned a home before? YES NO
- (c) If you own a home, is it currently for sale? YES NO
- (d) If you own a home, must you sell it to qualify for a new loan? YES NO
- (e) Are you buying this new property as YOUR PRIMARY RESIDENCE or as AN INVESTMENT PROPERTY ?
- (f) When purchasing a condominium, townhome or single family home in a PUD (planned Community), are you aware there may be periodic fees payable to the association for common areas, services and/or reserves? YES NO

4. FINANCING

- (a) Have you made application with a lending institution or mortgage company as yet? YES NO If YES, what is the name of the firm? _____
Loan Officer _____ Telephone Number _____ Do we have permission to contact the Loan Officer? YES NO
- (b) Have you been Pre-Qualified? YES NO Pre-Approved? YES NO Approved? YES NO
Can you provide documentation for any of the "YES" answers above? YES NO
Do you know the difference between the three possibilities above? YES NO
- (c) Have you calculated the total amount of funds that will be required for your purchase (i.e., downpayment plus closing costs and pre-payments)? YES NO Can you provide proof of funds (i.e., an audit trail showing the source of the funds)? YES NO
- (d) Have you ever filed for bankruptcy? YES NO If YES, when? _____ Have you ever had delinquent payments on loans or credit cards? YES NO
- (e) Can you provide the credit scores from your credit report? YES NO
- (f) Is there any past, existing or threatened legal action (i.e., divorce, collections, judgments, etc.) against you that would prohibit you from purchasing a home? YES NO If YES, documentation must be provided.
- (g) Are you aware that the funds you will bring to closing must be in the form of a cashiers check or official bank check? YES NO

5. OTHER MATTERS

- (a) Is there anything else that you feel should be disclosed to a **Seller** that may adversely affect your ability to purchase a home? YES NO If YES, explain:

Buyer (____) (____) and Seller (____) (____) acknowledge receipt of a copy of this page, which is Page 1 of 2 Pages.

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The undersigned **Buyer** represents that the information set forth in the foregoing disclosure statement is accurate and complete. **Buyer** hereby authorizes PROTEGE REAL ESTATE INVTS, INC. (name of real estate firm) to provide this information to **Sellers** of the property and to real estate brokers and salespeople. **Buyer** understands and agrees that **Buyer** will notify PROTEGE REAL ESTATE INVTS, INC. (name of real estate firm) in writing, immediately, if any information set forth in this disclosure statement becomes inaccurate or incorrect in any way due to passage of time.

BUYER _____ Date _____
Print Name

BUYER _____ Date _____
Print Name

RECEIPT AND ACKNOWLEDGEMENT OF SELLER

Since these are the facts that have been represented to PROTEGE REAL ESTATE INVTS, INC. (name of real estate firm) by the **Buyers**, the Brokers and Agents, therefore, have not personally verified them and cannot vouch for their accuracy. **Seller** further acknowledges that neither the Brokers nor Agents involved in this transaction are experts in verifying the answers contained herein. It is the responsibility of the Lending Institution/Mortgage Company to verify the information.

I understand that, unless stated otherwise in my Contract with the **Buyers**, no representations concerning the financial condition and ability of the **Buyer** are being relied on by me except as disclosed above or stated within the Contract for Purchase and Sale.

SELLER _____ Date _____
Print Name

SELLER _____ Date _____
Print Name

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