

ArTech Residences at Adventura Condominium Broker/Agent Registration Form

Contact Name/s: _____

Purchase Name (Individual or Entity) _____

Street Address: _____

City: _____ St: _____ Zip: _____ - _____

Home Phone Number: () _____ - _____

Mobile Phone Number: () _____ - _____

Work Phone Number: () _____ - _____

Fax Number: () _____ - _____

E-Mail: _____

I would like to obtain a residence:

Floor Location: Starting from _____ to _____

Floor Plan (Three Choices Please): _____

The will serve as a VIP registration with our Real Estate brokerage firm for "**ArTech Residences at Adventura**" and will be delivered to the "Developer" on behalf of the undersigned within 24 hours after receipt of the same by Dan Maza or Lynn Grindstaff. Priorities will be assigned by the developer in order that registrations are received. Dan Maza and or Lynn Grindstaff will make every effort to obtain a residence on the "Buyer's" behalf. However, the undersigned is aware that due to the overwhelming demand for the project there is possibility that there will be more buyers then are residences for sale and thus Dan Maza does not guarantee a unit to the buyers. The developer will advise the undersigned directly how and when the sales process is set to begin or if a unit will be offered.

All inquires regarding this project will be made through Dan Maza and or Lynn Grindstaff as my/our real estate agents of record. Furthermore, if I/We are unable to attend the sales center opening, Dan Maza P.A and/or Lynn Grindstaff are authorized to deliver all the necessary documents and deposit check/s or complete any documents in accordance with the developers guidelines on my behalf for the "**ArTech Residences at Adventura**" project in order to secure a residence should one be offered to me in the future.

The "Buyer" understands that the VIP registration guarantees me only the right to receive information regarding this project. All terms and conditions of the purchase will be provided to the "Buyer" at a later date in the "developer's" contract along with the condo documents. Furthermore the "Buyer" understands that he/she is entitled to receive a full refund of all deposit/s within the 15 calendar day "rescission period" afforded to them by Florida Statute from the effective date of CONTRACT.

The undersigned "Buyer" agrees that Dan Maza (License# SL3026334) is an independent licensed real estate sales agent in the state of Florida who has provided the "Buyer" with valuable information regarding this project (i.e. pictures, floor plans and general information) and thus is/are considered the procuring cause of this transaction as exclusive agent/broker on my/our behalf. All commission payable by the developer for the purchase of any unit/s at "**ArTech Residences at Adventura**" regarding the below signed "Buyer" or entity which the "Buyer" is a part of, will be paid to Dan Maza P.A. and Remax Beach Properties as the agent and broker of record.

The "Buyer" has fully read and agrees with all of the above terms and conditions of the agreement.

"Buyer" Signature: _____ Date: _____

Print "Buyer" Name: _____

Remax Beach Properties – 1355 Alton Rd. – Miami Beach, FL – 33139
Phone: (305) 695-1515 – Fax (786) 524-4644 – Email: danmaza@bellsouth.net
www.miamirealestatetrends.com

KNOW YOUR RIGHTS

Disclosures for Purchasing Real Property

This statement is to afford you, as a consumer, some information with which to make an informed decision on the purchase / rental of real property in Broward, Dade, Martin, and Palm Beach Counties of Florida. You may exercise any of the rights specified below by the inclusion of an appropriate clause in a purchase contract. This form is provided for your information; Its acceptance in NO WAY obligates you.

1. **LEGAL REQUIREMENT:** All contracts for real property are required to be in writing, to be enforceable and to comply with the law. The contract will be legally binding document. You have the right to have legal counsel to review the contract and represent you.
2. **AGENCY:** As prospective Purchaser/Renter, you should have been provided with an agency disclosure form which outlines and explains the agency relationship available to you.
3. **DISCLOSURES AND INSPECTIONS:** Florida law requires the Seller to disclose to any potential Purchaser any known latent defects which may not be readily visible. As a prospective purchaser, you should exercise your right to order and arrange for any and all inspections of property which you feel are necessary. It will be your responsibility to pay for such inspections, and it would be prudent to obtain, as a minimum, roof, termite, radon, and seawall inspections. You may also consider the need for inspections covering structure, plumbing, appliances, etc. The realtor has not conducted a physical inspection of the property to discover defects.
4. **HAZARDOUS MATERIAL INFORMATION:** There are many hazardous materials that could affect the properties that you may be shown or will inspect as a potential Purchaser/Renter. The Realtor will generally have no knowledge of these hazardous materials and does not have the technical expertise to advise you of their presence or to ascertain whether or not they are present. Hazardous substances in the home can include cleaning chemicals, pain, lawn and garden chemicals and a variety of indoor air pollutants that can accumulate in improperly ventilated buildings. Hazardous substances outside the home include those found in contaminated land water, landfills, and other disposal sites, and industrial air and water emissions. Some of the more common hazardous substances are asbestos, ground water contamination, lead based paint, urea formaldehyde foam insulation (UFFI) and radon gas. Generally, additional information pertaining to these substances is available from the US Environmental Protection Agency of the Florida Department of Health and Rehabilitative Services. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.
5. **FAIR HOUSING ACTS:** The Seller agrees to abide by the 1968, 1987, and 1988 Fair Housing Acts. County amendments as amended from time to time, and National Association of REALTORS CODE OF ETHICS, under which owner has the responsibility to sell the property to a qualified buyer regardless of race, color, religion, national origin, ancestry, sex, age, marital status, familial status, sexual orientation, physical, and /or mental handicaps.
6. **LEASE AGREEMENT FOR RENTERS:** You should contact your attorney if you have any questions or need assistance in drawing up or reviewing a lease agreement, as you REALTOR-ASSOCIATE is not permitted to provide this legal service. The "Agreement to Enter a Lease" form is not a lease and merely services as a general understanding of terms which later may be incorporated into a formal lease.
7. **CLOSING COSTS:** Upon closing the sale of Real Property, you may be required to pay additional costs, such as buy not limited to: attorney fees, title insurance, other insurance, taxes, abstract charges, escrow fees, documentary stamps, recording fees, discount points, survey charges, real estate processing and handling fees, mortgage transfer or service fees, and any other major costs assumed by you the Buyer. Your lender and closing agents will provide you the totals of such fees and costs when known.
8. **HOMEOWNER, CONDOMINIUM AND CO-OPERATIVE ASSOCIATIONS:** If you are buying or leasing a property that is governed by an association, be sure you have read and understand the rules and regulations, maintenance, lease, assessments, and/or application charges, etc... The Seller normally provides the application and the association documents. Some subdivisions also have additional associations that charge fees to the homeowner. This should be confirmed through the Seller or association. In some associations, no sale or lease is final until you have been approved by that association or its representatives. And you are responsible to seek and receive the approval in a timely manner. As the Buyer of a condominium or co-operative, you have a (3) three day right of rescission period. In NEW CONSTRUCTION for condominiums, you have a (15) fifteen day right of rescission period.
9. **MULTIPLE OFFERS:** Even though you may have entered into an authorized brokerage relationship with Dan Maza P.A., you understand and agree that multiple offers may be presented on the property on which you make an offer, including offers through other Dan Maza P.A. sales associates who have entered into similar brokerage relationship with other prospective Buyers. A Seller is under no obligation to negotiate offers in the order received and it is at the Seller's discretion as to which offer to accept, reject, or negotiate. You should not assume that your offer has been accepted until a fully executed contract has been delivered to you.
10. **SCHOOL DISTRICT:** At some point in the transaction, you may be provided with information regarding the school boundaries for a particular property. Due to school over crowding in certain areas, school boundaries are subject to change. As a result,

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the information available to the Seller or the Buyer may not be accurate or current even though it appears to be from a reliable source. If this information is important to you, contact the local school board directly to verify the correct school boundaries for the particular property prior to entering into a contract.

11. **SEXUAL OFFENDERS:** Pursuant to Florida law, the Florida Department of law enforcement (FDLE) is required to maintain a list of sexual predators and sex offenders to enable the public to request information about these individuals who may be living in their communities. Buyers who deem this information important, should contact FDLE prior to entering into a contract at 1-888-357-7332 (toll free), via email at sexpred@fdle.state.fl.us, or via the internet at www.fdle.state.fl.us/sexualpredators.
12. **MOLD DISCLOSURE:** Environmental conditions in Florida can be conducive for mold growth. Although most forms of mold are harmless, some forms may be dangerous to your health. As a prospective Buyer, you should pay particular attention to visual signs such as stains or discoloration on ceilings and walls as well as the presence of mold or mildew odors. In addition, you should consider obtaining an environmental inspection to determine whether dangerous forms of mold are present. For more information, go to the EPA website at www.epa.gov/iaq and click on "mold resources."
13. **HOME WARRANTY:** Dan Maza P.A. recommends that you obtain a home warranty on any property you purchase.

IF YOU HAVE ANY QUESTIONS REGARDING ANY PORTION OF THIS NOTICE, ADDITIONAL INFORMATION IS AVAILABLE AND CAN BE PROVIDED UPON REQUEST!

Client _____ Date _____

Client _____ Date _____