

# 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The undersigned **Buyer** represents that the information set forth in the foregoing disclosure statement is accurate and complete. **Buyer** hereby authorizes \_\_\_\_\_ (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 \_\_\_\_\_ (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 \_\_\_\_\_

BUYER \_\_\_\_\_ Date \_\_\_\_\_

### RECEIPT AND ACKNOWLEDGEMENT OF SELLER

Since these are the facts that have been represented to \_\_\_\_\_ (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 \_\_\_\_\_

SELLER \_\_\_\_\_ Date \_\_\_\_\_

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