

Comprehensive Rider to the Residential Contract For Sale And Purchase

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR

If initialed by all parties, the clauses below will be incorporated into the Florida Realtors®/Florida Bar Residential Contract For Sale And Purchase between _____ (SELLER) and _____ (BUYER) concerning the Property described as _____

Buyer's Initials _____

Seller's Initials _____

EE. ~~PROPERTY ASSESSED CLEAN ENERGY (PACE)~~ QUALIFYING IMPROVEMENTS DISCLOSURE

~~Property Assessed Clean Energy (PACE) Qualifying improvements~~ programs provide financing to property owners for improvements to their real property for ~~energy efficiency, renewable energy, and wind resistance~~ various permanent improvements. ~~Repayment of the debt is through annual property tax bill-non ad valorem assessments on the Property, which are disclosed on the annual property tax bill, and Section 163.081(8), Florida Statutes, Sec. 163.08(14),~~ states that the Seller shall give the Buyer a written disclosure statement, in the form set forth below, at or before the time ~~Buyer-Seller~~ executes a contract to purchase property for which a non-ad valorem assessment has been levied under this section and has an unpaid balance due ~~pursuant to section 163.081, Florida Statutes. A list of "Qualifying Improvements" to residential property may be found at section 168.08(4)(a), Florida Statutes.~~

~~In the event Buyer is obtaining a mortgage loan to purchase the Property, be advised that MOST MORTGAGE LENDERS WILL REQUIRE THE SATISFACTION OR RELEASE OF THE PACE QUALIFYING IMPROVEMENTS FINANCING FROM THE PROPERTY.~~

STATUTORY DISCLOSURE:

~~QUALIFYING IMPROVEMENTS FOR ENERGY EFFICIENCY, RENEWABLE ENERGY, OR WIND RESISTANCE.~~ — The property being purchased is ~~located within the jurisdiction of a local government that has placed~~ subject to an assessment on the property pursuant to s. 163.081, Florida Statutes. The assessment is for a qualifying improvement to the property ~~relating to energy efficiency, renewable energy, or wind resistance~~, and is not based on the value of ~~the~~ property. You are encouraged to contact the ~~county~~ property appraiser's office to learn more about this and other assessments that may be provided by law.