



TRANSACTION BROKER NOTICE

FLORIDA LAW REQUIRES THAT REAL ESTATE LICENSEES OPERATING AS TRANSACTION BROKERS DISCLOSE TO BUYERS AND SELLERS THEIR ROLE AND DUTIES IN PROVIDING A LIMITED FORM OF REPRESENTATION.

As a transaction broker, SEAGULL BEACH CLUB and its associates, provides to you a limited form of representation that includes the following duties:

1. Dealing honestly and fairly
2. Accounting for all funds
3. Using skill, care, and diligence in the transaction
4. Disclosing all known facts that materially affect the value of residential real estate property and are not readily observable to the buyer
5. Presenting all offers and counter offers in a timely manner, unless a party has previously directed the licensee otherwise in writing
6. Limited confidentiality unless waived in writing by a party This limited confidentiality will prevent disclosure:
 - That the seller will accept a price less than the asking or listing price
 - That the buyer will pay a price greater than the price submitted in a written offer
 - Of pertaining to the motivation of any party for selling or buying property
 - That a seller or buyer will agree to financing terms other than those offered
 - Of any other information requested by a party to remain confidential
 - Of any additional duties that are entered into by this or by separate written agreement.

Limited representation means that a buyer or seller is not responsible for the acts of the licensee. Additionally, parties are giving up their rights to the undivided loyalty of the licensee. This aspect of limited representation allows a licensee to facilitate a real estate transaction by assisting both the buyer and the seller; but a licensee will not work to represent one party to the detriment of the other party when acting as a transaction broker to both parties.

Date

Signature

Signature

AGREEMENT FOR TRANSACTIONAL SERVICES

PURPOSE OF THIS AGREEMENT: Seagull Condominium Association, Inc. a licensed Florida Real Estate Brokerage, (the brokerage) agrees to assist the owner in the sale of the interval unit week(s) listed below. This assistance shall consist of those actions outlined in the Transaction Broker Notice enclosed as page 1 and made a part of this agreement. The broker shall facilitate a transaction between the owner and a buyer without representing either party as an agent. The broker has no fiduciary duty to either party except the duties of accounting, escrow services, and the use of skill, care, and diligence. Additionally, the brokerage is required to treat the owner and the buyer with honesty and fairness and shall disclose all known facts materially affecting the value of the property to the seller and buyer in a time share, interval week transaction.

I. OBLIGATION OF THE OWNER(S): Each owner placing his/her property into the sale inventory of the brokerage shall:

- A. Agree to pay the brokerage a fee of \$250.00 at closing of the transaction. This fee shall constitute full and complete payment for all transaction services performed by the brokerage on behalf of the owner. These include, but are not limited to, the following:
1. Receive buyers as customers and inform them of the properties for sale at the brokerage
2. Present all offer regardless of its content
3. Handle all funds and accounting during the transaction, deposit funds into our escrow account
4. Verify all data presented by the owner and funds presented by the buyer
5. Prepare all documentation for both parties of the transaction
B. Agree to pay all annual maintenance fees, reserve fees, and property ad valorem taxes due for the current year during the term of this agreement (one year) as stated below.
C. Agree during this period, owners shall have full and complete use of their interval unit week during its use period to include exchanging it with an exchange company. If an offer is accepted, usage is transferred to the buyer and maintenance fees shall not be reimbursed unless otherwise negotiated in writing
D. Agree that the price listed in this agreement shall represent top asking price of the property. It is understood that Florida Law absolutely requires each offer by a buyer to be immediately transmitted to the owner, regardless of price.
E. Agree that unit(s) listed shall be at the price stated on the attached page 3, however, if a lower price is requested by the unit owner, the term "OBO" shall be placed at the end of that price. This price shall remain confidential and not disclosed to any prospective buyers.
F. If unit(s) listed are banked with an exchange company such as Interval International, the owner shall notify Seagull's Broker immediately so the proper notations can be made within the file.

II. OBLIGATIONS OF SEAGULL CONDOMINIUM ASSOCIATION, INC.

BROKERAGE (THE BROKERAGE): The Brokerage is obligated to provide prospective buyers with all necessary information required by Florida Statutes (Chapter 475, 718, and 721 with implementing rules.)

- A. Receive, construct, and present all offers to the owner(s) from the buyer(s)
B. Receive and deposit all monies received into escrow until termination (closing) of the transaction
C. Prepare all documents necessary to complete and record the transaction at the Brevard County Courthouse.
D. After recording, proceeds of the sale shall be disbursed and the recorded deed transferred to the new owners.

THE FOLLOWING PROPERTIES ARE AUTHORIZED FOR SALE AT THE PRICE(S) INDICATED IN EXHIBIT II, FOR A PERIOD OF ONE YEAR FROM THE DATE BELOW. I (WE) UNDERSTAND THAT IF, SUBSEQUENT TO THIS AGREEMENT AND DURING ITS' TERM I(WE) THE OWNERS OBTAIN A BUYER, AND REACH A SATISFACTORY AGREEMENT AS TO PURCHASE PRICE, THEN THE BROKER AGREES TO RELEASE THE LISTING AND PREPARE THE NECESSARY DOCUMENTS REQUIRED FOR TRANSFER OF TITLE FOR THE FEE OF \$180.00 PAYABLE TO SEAGULL BEACH CLUB BROKERAGE.

WEEK _____ UNIT _____ FOR A PRICE OF \$ _____ OBO _____ INITIAL _____

THERE IS NO GUARANTEE THAT YOUR TIME SHARE INTERVAL UNIT CAN BE SOLD AT ANY PARTICULAR PRICE OR WITHIN ANY PARTICULAR AMOUNT OF TIME

OWNER SIGN: _____ DATE: _____

OWNER PRINT: _____

OWNER SIGN: _____ DATE: _____

OWNER PRINT: _____

BROKER: Vanessa Friedman DATE: 1/1/24

WEEK	1 BEDROOM	2 BEDROOM		WEEK	1 BEDROOM	2 BEDROOM
1	\$4,250	\$5,550		27	\$4,250	\$5,550
2	\$4,250	\$5,550		28	\$4,250	\$5,550
3	\$4,250	\$5,550		29	\$4,250	\$5,550
4	\$4,250	\$5,550		30	\$4,250	\$5,550
5	\$4,250	\$5,550		31	\$4,250	\$5,550
6	\$4,250	\$5,550		32	\$4,250	\$5,550
7	\$4,250	\$5,550		33	\$3,750	\$4,750
8	\$4,250	\$5,550		34	\$3,750	\$4,750
9	\$4,250	\$5,550		35	\$2,800	\$4,250
10	\$4,250	\$5,550		36	\$2,800	\$4,250
11	\$4,250	\$5,550		37	\$2,800	\$4,250
12	\$4,250	\$5,550		38	MAINT	MAINT
13	\$4,250	\$5,550		39	\$2,800	\$4,250
14	\$4,250	\$5,550		40	\$2,800	\$4,250
15	\$4,250	\$5,550		41	\$2,800	\$4,250
16	\$3,750	\$4,750		42	\$2,800	\$4,250
17	\$3,750	\$4,750		43	\$2,800	\$4,250
18	\$3,750	\$4,750		44	\$2,800	\$4,250
19	\$3,750	\$4,750		45	\$2,800	\$4,250
20	\$3,750	\$4,750		46	\$2,800	\$4,250
21	\$3,750	\$4,750		47	\$2,800	\$4,250
22	\$3,750	\$4,750		48	\$2,800	\$4,250
23	\$4,250	\$5,550		49	\$2,800	\$4,250
24	\$4,250	\$5,550		50	\$2,800	\$4,250
25	\$4,250	\$5,550		51	\$4,250	\$5,550
26	\$4,250	\$5,550		52	\$4,250	\$5,550