DAWES TEAM

OFFER SUBMISSION FORM

Thank you for presenting an offer on our listing. PLEASE COMPLETE AND SUBMIT THIS FORM WITH THE OFFER. By showing our listing, you affirm having obtained a Buyer Broker Agreement signed before entering home.

IS SELING AGENT ACTING AS TRANSACTION OR SINGLE AGENT? (circle one) MLSID:_____

IS BUYER AN AGENT: YES OR NO (circle one)

Buyer Visited the Property: YES OR NO (circle one) Site-unseen offers with ANY conditions other than clear title MAY be declined

BUYER TYPE: INVESTMENT or PRIMARY or SECOND HOME (circle one)

Proof of funds from a Financial Institution is required for BOTH cash AND financed offers!

FINANCING: IS PRE APPROVAL LETTER INCLUDED: YES OR NO (circle one)

TYPE OF FINANCING: FHA, CONV, VA, HARD MONEY (circle one)

IS BUYER'S POF LETTER INCLUDED: YES OR NO (circle one)

Down Payment Amount:_____

BUYER'S TOTAL CASH TO CLOSE AMOUNT:_____

CASH: IS PROOF OF FUNDS LETTER INCLUDED: YES OR NO (circle one)

BUYER'S TOTAL CASH TO CLOSE AMOUNT:_____

INSPECTION PERIOD: _____

CLOSING DATE: _____

IF ANY, CREDITS/CONCESSIONS REQUESTED BY BUYER ON CONTRACT UNDER "ADDITIONAL TERMS" : _____

- **Submit all docs (including this form) in PDF format to HELP@DAWESTEAM.COM**
- **Use the latest As-Is Far Bar Forms Only**
- **INCLUDE all seller-signed forms found in MLS Supplements**
- **IMPORTANT - See Property Specific Info & Guidelines on Page 2**

DAWES TEAM

LOVE YOUR PURCHASE GUARANTEED OR I'LL SELL IT FOR FREE*



Liz Dawes

954-807-1489

*Buyer and Dawes Team must agree upon price & terms

EMPIRE APPRAISAL GROUP

Arzell Powell, Cecil Hayes c/o Sebrina Shea Burrows-Orgill
6901 NW 61st Ave
Parkland, FL, 33067

File Number: 25-110

In accordance with your request, I have appraised the real property at:

6901 NW 61st Ave
Parkland, FL 33067

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the defined value of the property as of April 9, 2025 is:

$1,275,000
One Million Two Hundred Seventy-Five Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

Additional Terms (to be included under "Addenda & Additional Terms"):

Check OFF ITEM 19B HOA, and OTHER: Seller's Property Disclosure and Flood Disclosure

"This contract is contingent on obtaining a court order approving the sale by the Guardian of Cecil Hayes.

Buyer shall provide Seller a copy of the appraisal upon receipt of same.

Buyer shall have the right to conduct inspections and may cancel this Agreement at Buyer's sole discretion within the five (5) day inspection period. Seller has agreed to reduce the purchase price to reflect the property's current AS-IS condition; therefore, no repair requests, price reductions, or financial concessions that would reduce Seller's net proceeds shall be requested or made prior to closing.

For the convenience of the Seller, furniture, furnishings, and/or personal belongings may be left in the property at closing. Buyer agrees that any such items shall convey at 'no monetary value,' and Seller shall have no obligation to remove them prior to or after closing. The home shall be delivered in clean, swept condition at closing."

Valuation Context:

This home has been professionally appraised at $1,275,000, with the appraiser already deducting $25,000 for repair items that have since been fully completed —including:
Two brand-new A/C units

Full replacement of polybutylene plumbing

Electrical repairs—all completed by licensed contractors with appropriate permits

Additionally, prior to listing, the broker applied a further $25,000 discount to price the home competitively and promote a quick sale.

Similar homes in Pine Tree Estates and surrounding Parkland neighborhoods are currently priced between $1.4M–$1.75M, some of which are older, lack the same level of upgrades, or sit on less desirable lots and location.

By contrast, our property:

Is located in prime East Parkland, offering superior access and surroundings
Does not rely on a septic system (city water/sewer)
Sits on a well-proportioned lot, not the common long and narrow configuration
Is priced significantly below similar closed sales on a per-square-foot basis

Land-Only Comparisons

We also encourage you to compare the value against land alone:
A vacant 1-acre lot adjacent to the highway is currently available for $800,000 and
an off-market interior lot at $900,000.
Neither includes the residential improvements, mature trees, or ideal layout our property offers.

This is a rare opportunity to acquire a turnkey estate home in a highly desirable location well below market and appraised value. Given the buyer has full inspection and cancellation rights within 5 days and that no post-occupancy is required by the seller, the current terms are more than fair.

For supporting comparable sales and appraisal reference, please view the following link:
View Comparable Properties https://portal.onehome.com/en-US/share/1341893Z61200

**** ALL PROPERTY INFORMATION IS DEEMED ACCURATE BUT NOT WARRANTED ****
REQUEST Seller's Property & FLOOD Disclosure from help@DawesTeam.com

ADDITIONAL COMPS:

6925 NW 66th Avenue Parkland, FL 33067
Sold Price: **$1,564,000**
MLS #: R11074643 Close Date: 04/18/2025

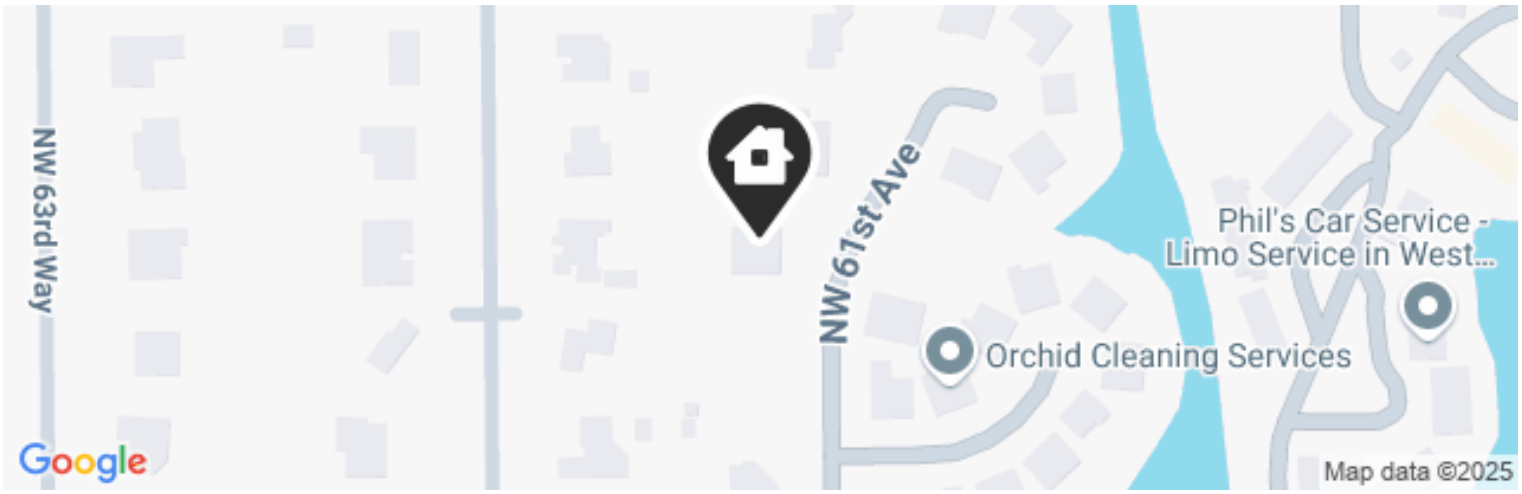
7048 NW 62nd Ter Parkland, FL 33067
Sold Price: **$1,340,000**
MLS #: F10443236 Close Date: 07/31/2024

7410 S Cypresshead Dr Parkland, FL 33067
Sold Price: **$1,300,000**
MLS #: F10447099 Close Date: 12/20/2024

7021 NW 66th St Parkland, FL 33067
MLS #: A11724774
Sold Price: **$1,600,000**
MLS #: A11724774
Close Date: 04/25/2025

6715 NW 66th Ave Parkland, FL 33067
List Price: **$1,380,000**
MLS #: F10487333
Status: Active Under Contract

6901 NW 61st Ave, Parkland, FL 33067



Legend: Subject Property

Off Market • *Sold Date: 6/1/1990, Public Record*

Current Estimated Value

$1,404,670

Last RVM® Update: 3/30/2025

RVM® Est. Range: $1.25M – $1.56M

RVM® Confidence: ★★★★☆

RVM® Change - Last 1 Month: $18,600

RVM® Change - Last 12 Months: -1.85%

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Copyright 2025 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Country Place HOA – Buyer Information Summary
Property Address: 6901 NW 61st Avenue, Parkland, FL 33067
Managed by: Benchmark Property Management, Inc.
Address: 7932 Wiles Road, Coral Springs, FL 33067
Phone: 954-344-5353
Fax: 954-344-5399
General Email: info at benchmarkpm.com
Key HOA Details:

* No HOA approval is required for home purchases. Approval is only required for renters.
* Quarterly HOA Fee: $410 dollars
* Estoppel requests should be emailed to: angela@benchmarkpm.com
* Instructions for setting up HOA payments and obtaining security gate access will be provided upon closing.
* Boats may NOT be stored anywhere on the property, including behind fenced areas.
* A basic information sheet is available. The full set of HOA documents (including rules on parking, paint colors, fencing, etc.) may be obtained for a copying fee of 25 dollars.
* VISIT www.DawesTeam.com/Parkland to download all HOA docs needed including rules

Property Manager for Country Place
(AKA Country's Point North)
Perry Nagel
Benchmark Property Management, Inc.
7932 Wiles Road
Coral Springs, FL 33067
954-344-5353

Angela
Handles Estoppel Requests
Email: angela@benchmarkpm.com

Laurie Wein
Operations Assistant
Phone: 954-344-5353 ext. 7216

USAA®

UNITED SERVICES AUTOMOBILE ASSOCIATION
9800 Fredericksburg Road - San Antonio, Texas 78288

RENEWAL DECLARATIONS PAGE

Named Insured and Residence Premises

ARZELL HORACE POWELL SR AND CECIL N HAYES

6901 NW 61ST AVE
PARKLAND, BROWARD, FL 33067-4513

Policy Number

USAA 03482 52 58 90A

Policy Period From: 05/10/24 To: 05/10/25
(12:01 A.M. standard time at location of the residence premises)

SECTION I - COVERAGES AND AMOUNTS OF INSURANCE

COVERAGE A - DWELLING PROTECTION	$817,000
COVERAGE B - OTHER STRUCTURES PROTECTION	$81,700
COVERAGE C - PERSONAL PROPERTY PROTECTION	$408,500
COVERAGE D - LOSS OF USE PROTECTION (UP TO 24 MONTHS)	$163,400

SECTION II - COVERAGES AND LIMITS OF LIABILITY

Personal Liability – Each Occurrence	$500,000
Medical Payments to Others	$5,000

DEDUCTIBLES (Applies to SECTION I Coverages ONLY)
We cover only that part of the loss over the deductible stated.

HURRICANE	**2% HURRICANE = $16,340**
ALL OTHER PERILS	$2,000

POLICY PREMIUM for Section I and Section II Coverages Above $11,526.58

CREDITS AND DISCOUNTS (Included in policy premium above.) $2,133.31 CR
Details on the following page. (If applicable)

OTHER COVERAGES AND ENDORSEMENTS
Form and Endorsements are printed on the following page.

STATE SURCHARGES AND TAXES
FL SURCHARGES ARE PRINTED ON THE FOLLOWING PAGE. $693.60

PREMIUM SUMMARY

NON-HURRICANE PREMIUM	$4,285.76
HURRICANE PREMIUM INCLUDING FHCF	$7,798.55

TOTAL POLICY PREMIUM INCLUDING SURCHARGES
Including Credits, Discounts, Optional Coverages, Endorsements, State Surcharges and Taxes
$12,220.18

PREMIUM DUE AT INCEPTION. THIS IS NOT A BILL. STATEMENT TO FOLLOW.

FIRST MORTGAGEE:
REGIONS BANK
ITS SUCCESSORS AND/OR ASSIGNS
PO BOX 200401
FLORENCE, SC 29502-0401

LOAN NR 7297273391

Mina J. Volpis

COUNTERSIGNED BY AGENT

In Witness Whereof, this policy is signed on 03/11/24

Wayne Peacock

Wayne Peacock
President, USAA Reciprocal Attorney-in-Fact, Inc.

REFER TO YOUR POLICY FOR OTHER COVERAGES, LIMITS AND EXCLUSIONS.
ATTACH THIS DECLARATION TO PREVIOUS POLICY

INSURANCE - SEE SELLER'S CURRENT POLICY ON NEXT PAGE - INCLUDES A MILITARY DISCOUNT

BELOW IS A QUOTE FROM OUR PREFERRED INSURANCE COMPANY

---------- Forwarded message ---------
From: Larry Karavasilis <larrykaravasilis@ciaginc.com>
Date: Thu, Apr 24, 2025 at 11:57 AM
Subject: RE: Insurance Quote
To: HELP@DAWESTEAM.COM

Good afternoon, since we don't have inspections I'm off of what I'm seeing, it appears the roof is 25 years old and there's no shutters or impact windows, the rates I'm getting are starting at 18k and up, this is all assuming the 4 point comes back clean. If it does have full opening protection and everything else looks good then the rates will be starting at 14k.

Larry Karavasilis
Complete Insurance Authority Group, Inc. dba CIAG

Licensed Agent/Owner
954-657-8967 (O) | Larry@ciaginc.com
954-960-5093 (F)
954-821-6247 (C)
ciaginsurance.com
126 E. McNab Road, Pompano Beach, FL 33060

CITY OF PARKLAND ZONING INFORMATION

JEAN PANEBIANCO
jpanebianco@cityofparkland.org

786-422-0308

PER JEAN, Owner may build a tennis court on the lot
This is zoned as a 1 acre minimum lot so it CANNOT BE SUBDIVIDED!

OWNER MAY BUILD A GUEST HOUSE
must be on same electric meter
it cannot have a full kitchen
refrigerator OK
portable cooking elements OK
maximum SQFT =1200

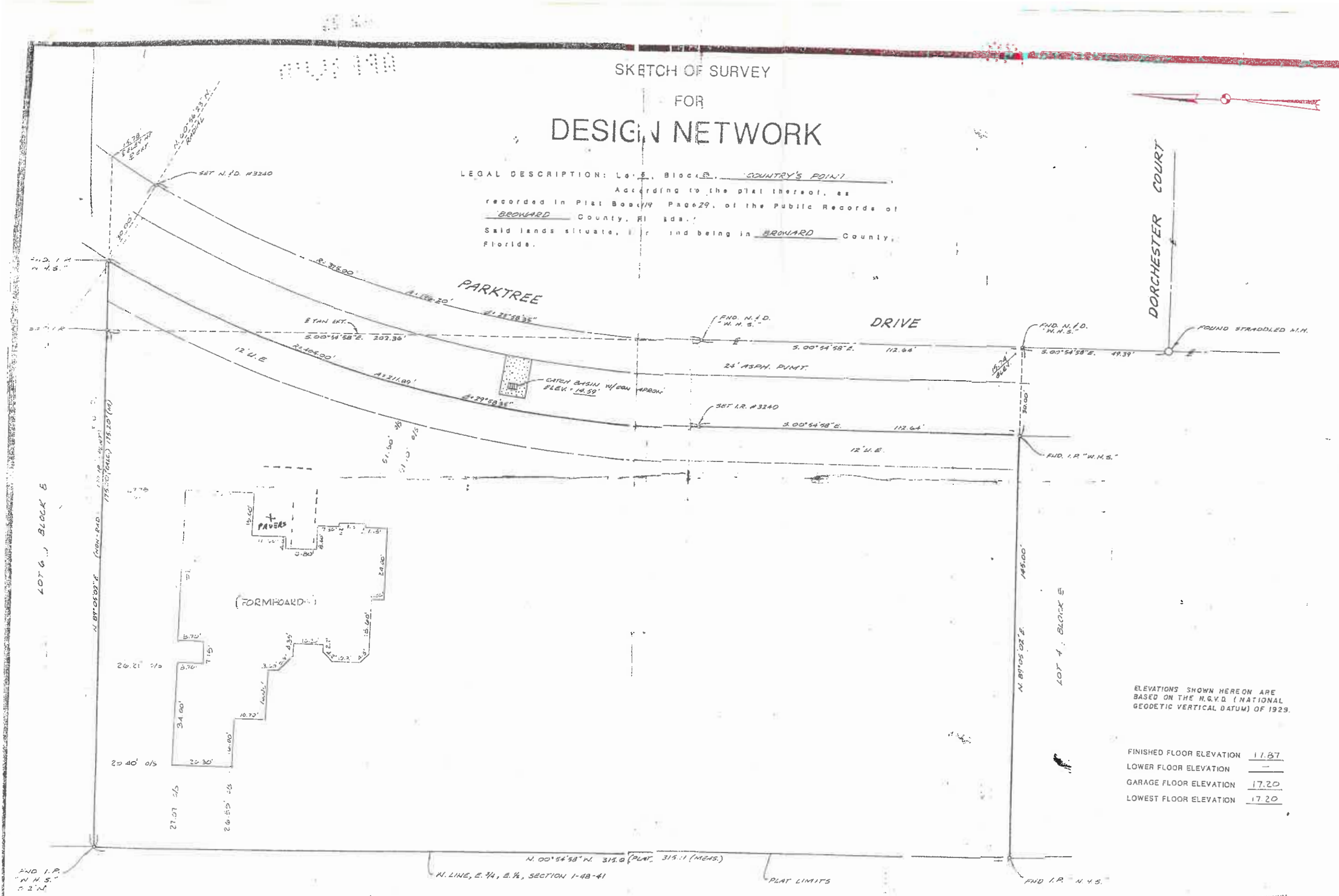
OTHER structures may be allowed
Check with both city and association rules

SKETCH OF SURVEY

FOR

DESIGN NETWORK

LEGAL DESCRIPTION: Lot 5, Block 5, COUNTRY'S POINT
According to the plat thereof, as recorded in Plat Book 114 Page 29, of the Public Records of BROWARD County, Florida.
Said lands situate, lying and being in BROWARD County, Florida.



ELEVATIONS SHOWN HEREON ARE BASED ON THE N.G.V.D. (NATIONAL GEODETIC VERTICAL DATUM) OF 1929.

FINISHED FLOOR ELEVATION	17.87
LOWER FLOOR ELEVATION	—
GARAGE FLOOR ELEVATION	17.20
LOWEST FLOOR ELEVATION	17.20

THIS SURVEY CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS ADOPTED BY THE FLORIDA STATE BOARD OF LAND SURVEYORS ON SEPTEMBER 1, 1981.

Wade Cox Walton Engineers, Inc.

CERTIFICATE: I HEREBY CERTIFY that the [illegible] sketch [illegible] survey of land above described properly is true & correct to [illegible]

NOTE: THE UNDERSIGNED AND PAUL E. BREWER & ASSOCIATES, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON [illegible] IT MAY, SET BACK LINES, RESERVATIONS, [illegible]

REVISIONS	DATE	BY	CKD	F.B.

NOT VALID UNLESS SEALED WITH SURVEYOR'S SEAL

ROOF PERMIT:

Address

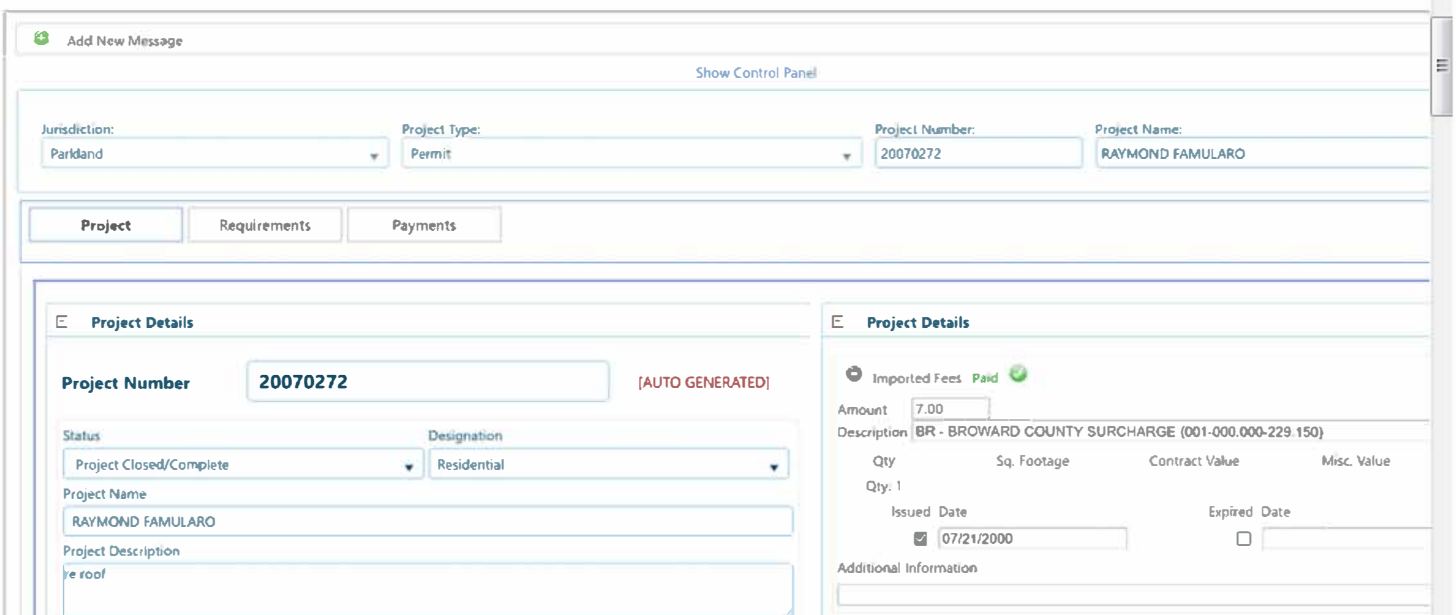
6901 NW 61 AVE PARKLAND FL 330674513

ROOF is LEAK-FREE
REPLACED 2000
30 YEAR ROOF with 5 YEAR LIFE EXPECTANCY

Work Order/Inspection Details

Work Order ID	Scheduled Date	Inspection Type	Inspection Status	Inspector	Inspection Date
39546602	07/21/2000	NOC	Passed	Not Assigned	07/21/2000

Comments: Result: APPROVED



OFFER GUIDELINES FOR 6901 NW 61st Ave Parkland, FL 33067
These SUGGESTIONS and some non-negotiable terms are being provided
to assist you in writing a winning offer for your Buyer.

THIS IS A MULTIPLE OFFER SITUATION. Submit BEST & HIGHEST offer ASAP
TIME FOR ACCEPTANCE SHOULD READ AT LEAST 2 BUSINESS DAYS AFTER SUBMISSION

IF ADDING ESCALATION CLAUSE, STATE if APPRAISAL CONTINGENCY is WAIVED OR AMOUNT BUYER PAYS ABOVE APPRAISAL Value

PROOF OF FUNDS: Required for BOTH CASH offers AND FINANCED offers

FINANCED OFFERS: Current Date Approval or Pre-**Approval** (NOT a PRE-QUALIFICATION LETTER!)
MUST INCLUDE PROOF OF FUNDS showing Buyer's Cash to Close (at least 10% of Purchase Price) DU OR Equivalent Data = Debt To Income Ratio + Housing Expense to Income + FICO Scores.

LOAN APPROVAL: 21 DAYS Preferred

**** if not waiving appraisal, Additional Terms must read: Buyer shall order and pay for appraisal within 1 business day of Inspection Deadline *****
Seller requests that our Preferred Lender Kimberly Viteri, Fairway Independent Mortgage Corp. NMLS# 1262990 561-309-4401 kim.viteri@fairwaymc.com review the strength of Buyer's Loan IF getting a mortgage.

CASH OFFERS: Current Date Official Document from USA financial institution in English ONLY. Name of the Account must match Buyer's name on Contract.

INSPECTION PERIOD 0-5 Day MAXIMUM Schedule a tentative appointment in advance. Let us know if you need reliable companies who provide written results on same day of inspection. **2 A/C units JUST REPLACED 5/20/2025 BY LICENSED CO w/ permit. *******

HOA does not require approval - See additional Page with HOA INFO.

CLOSING: 30 DAY OR LESS PREFERRED

Lien Search, appraisal, and Full Inspections 4 Point Wind Mit completed. Property is listed BELOW APPRAISAL VALUE ($1,275,000.00) REFLECTING REPAIRS REQUIRED & CURRENT CONDITION.

Site Unseen Offers with ANY contingencies whatsoever MAY be declined

IMPORTANT ALL OFFERS MUST INCLUDE:
ADDITIONAL TERMS: REQUEST FROM LISTING AGENT
- "This contract is contingent on obtaining a court order approving the sale by the Guardian of Cecil Hayes."

Preferred Closing Agent/ Escrow Holder / Seller's Attorney
George R. Moraitis, Jr. Moraitis, Karney, Moraitis & Quailey

915 Middle River Dr. Suite 506 Fort Lauderdale, FL 33304

954-563-4163 gmoraitisjr@mcklaw.com

BUYER'S CLOSING AGENT MUST BE LOCATED IN BROWARD COUNTY