

Important Notices & Disclosures

Please read before sending funds, sharing personal information, or relying on any property information provided to you.

WIRE FRAUD WARNING

Never trust wiring instructions sent by email. Criminals monitor real estate transactions and send convincing fake instructions that appear to come from your agent, title company, or lender.

- Always confirm wiring instructions independently — in person, or by calling a phone number you have verified through a trusted source.
- Never use a phone number or link contained in the email itself.
- Never wire funds without confirming, on that verified call, that the instructions are correct.
- If instructions change at the last minute, treat it as fraud until proven otherwise.
- If you believe you have sent funds to a fraudulent account, contact your bank and law enforcement immediately — recovery depends on speed.

Brokerage & licensing

Chad Dennis is a licensed real estate agent in the State of Florida, affiliated with eXp Realty. All real estate services described are offered through eXp Realty. All information is subject to the rules and regulations of the Florida Real Estate Commission.

Equal Housing Opportunity

We support and comply with the Fair Housing Act and the Equal Opportunity Act. Real estate services are provided without regard to race, color, religion, sex, handicap, familial status, national origin, or any other class protected by federal, state, or local law.

Property information

Property information, including listing data, square footage, lot dimensions, school assignments, taxes, association fees, and availability, is drawn from the MLS and other third-party sources. It is deemed reliable but is not guaranteed and is subject to change or withdrawal without notice. Buyers are responsible for independently verifying any information material to their decision.

Not professional advice

Information provided is general in nature and is not legal, tax, financial, insurance, or engineering advice. Please consult the appropriate licensed professional regarding your specific circumstances before acting.

Existing representation

If your property is currently listed with another broker, or you are already represented under a written agreement with another agent, this is not intended as a solicitation of that business.

Communications & confidentiality

Email is not a secure medium. Messages, including attachments, are intended solely for the named recipient and may contain confidential information protected by law. If you receive a message in error, please notify the sender and delete all copies. Please do not send sensitive personal or financial information, such as account or identification numbers, by unsecured email.

Chad Dennis, REALTOR®

eXp Realty · Jacksonville, Florida

Serving Oceanway, Yellow Bluff, Northside & the 32226 / 32218 / 32208 corridor

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