

Licensee Detail with Addl Pics Report

Listings as of 02/18/2025 at 10:51AM

Active 02/12/25

Listing #: 2509182R
County: Middlesex

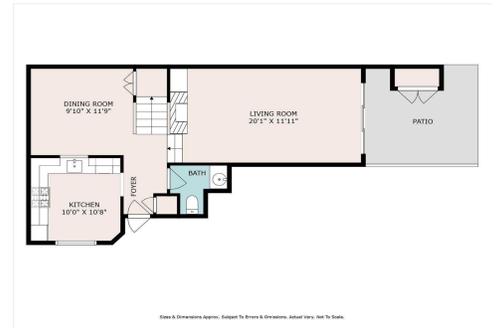
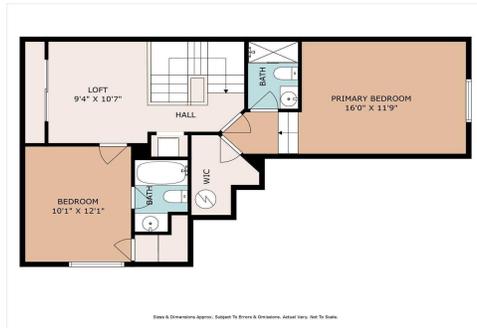
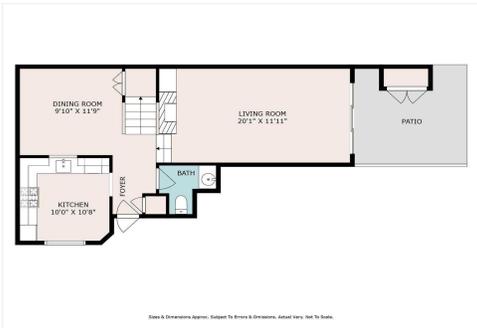
1118 schmidt Ln, North Brunswick, NJ 08902

List Price: \$399,000



Property Type Residential
Area North Brunswick
Beds 2
Full Baths(FH) 3 (2 1)
Year Built 1984
Tax ID 14000043900122118
DOM 6

Property Subtype Condo/TH
Square Footage 1416
Lot Sq Ft (approx) 0
Acres







Directions Route 27 To Schmidt Lane To Belcourt

Remarks for Buyers Welcome to 1118 Schmidt Ln North Brunswick! This beautiful and move-in-ready two-floor townhouse features brand-new carpet and a spacious layout with 2 bedrooms, 2 1/2 bathrooms, and a host of desirable features. Enjoy the updated kitchen with stainless steel appliances, freshly painted interiors, hardwood floors, central air, and forced hot air. The living room is complemented by a wood-burning fireplace and a formal dining room, perfect for hosting family and friends. Upstairs, discover an expansive multipurpose loft area for versatile use. The main bedroom offers multiple closets, while the additional spacious bedroom also includes an attached bathroom for maximum comfort and privacy. Natural lighting fills the home, and for added convenience, the washer and dryer are located on the second floor. Situated in the sought-after Belcourt at Hidden Lake Community, this prime location provides easy access to major highways, trains, Rutgers University campuses, hospitals, restaurants, and shopping centers. Don't miss the opportunity to make this your new home!

Agent-Only Rmrks Take Off Your Shoes Turn Off All Lights. There Is A Special Assessment Of \$272 Per Quarter From Township For Underground Pipe Replacement. please see attached Hao addendum from seller with mls. II floor Plans & Disclosures Attached With Mls.

Listing Agent YOUSUF S SYED (ID:YOUSSYED),Primary:732-754-2541 ,Fax:201-731-8370
Listing Office EXP REALTY, LLC (ID:REXP),Phone: 866-201-6210, FAX: 201-731-8370
Listing Type Excl. Right to Sell **Listing Date** 02/12/25

Annual Taxes	\$6197	Appliances	Dishwasher, Dryer, Gas Range/Oven, Refrigerator, Washer
Appointment Phone	(800) 746-9464	Association Approval Required	No
Attached YN	Yes	Adult Community	No
Basement	No	Building Assessment	\$0
Cool	A/C Central - All	Dining Room	Yes
Distribution	Homes.com, Realtor.com, ListHub.com	Dining Features	Formal Dining Room
Driveway Description	Blacktop, See Remarks	Exterior	Brick, Vinyl Siding
Fee(s) Include	Common Area Maintenance, Master/Blanket Insurance, Reserve Fund, Snow Removal, Trash Removal, Lawn Maintenance	Finance	Cash, Conventional
Flooring	Carpet, See Remarks, Vinyl-Linoleum	Fireplace Description	Wood Burning
# of Fireplaces	1	Fuel	Natural Gas
# of Garage Spaces	0	Heat	Forced Air
IDX Y/N	Yes	Internet Address YN	Yes
Interior Features	Skylight	Kitchen Features	Granite/Corian Countertops, Eat-in Kitchen, Separate Dining Area
Land Assessment	\$0	Lot Description	See Remarks
Lot Width	0.00	Lot Depth	0.00
Level 1	Kitchen, Bath Half, Living Room, Dining Room	Level 2	1 Bedroom, 2 Bedrooms, Bath Full, Loft, Bath Main, Other Room(s)
Level 3	None	Modified/Accessibility Features	No
Maintenance Fee	\$292	Maintenance Fee Frequency	Monthly
# Rooms	6	Occupancy	See Remarks, Vacant
Ownership	Condominium, See Remarks	Possession	At Closing
Parking Desc	Parking-Open, See Remarks	Property Disclosure	Yes
Restrictions YN	No	Roof Description	Asphalt Shingle
Restrictions	Unknown	School District	North Brunswick Township School

Complex, SubDiv, Dev Sewer	BelCourt /Hidden lake Public Sewer	Service SqFt Avail - How Calculated	Snow Removal, Trash Collection See Remarks
Show	Showing Time - Use APPT-PH#, Showing Time - Use MLS Link or App	Showing Instructions Visible only in ShowingTime	Log & go Cjmls & GsMls Supra On front railing
Style	Townhouse	Tax Year	2024
# of Stories	2.00	Trans Type	Sellers/Landlords Agent/Disclosed Dual Agent
Utilities	Cable TV, Electric, Gas	Water	Public
Water Heater	Electric, See Remarks		

Presented By: YOUSUF S SYED / EXP REALTY, LLC Phone: 866-201-6210

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NEW JERSEY REALTORS®
ADDENDUM REGARDING CONDOMINIUM/HOMEOWNER'S ASSOCIATIONS

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1 This Addendum is attached to and made a part of the New Jersey Realtors® Standard Form of Real Estate Sales Contract,
2 Form 118 (the "Contract"). If this Addendum conflicts with the Contract, then this Addendum shall control.

3
4 (A) Documents.

5 If the Property is a condominium or is subject to a homeowners' association, Seller shall make available to Buyer upon request, prior to or
6 at the time of the signing of this Contract, a copy of the current rules, regulations, Master Deed, financial statements and by-laws of the
7 condominium and/or homeowners' association. The name(s), address(es) and telephone number(s) of the association(s) is/are:

8 Taylor Management
9 100 Franklin Square Drive, Suite 203
10 Somerset, NJ 08873
11 Phone: 732-764-1001

12
13 (B) Approval.

14 Seller, if required, shall provide Buyer with written approval by the condominium or homeowners' association for Buyer's purchase of the
15 Property. Prior to Closing, Seller shall provide a "Status of Account" letter and Certificate of Insurance for the association.

16
17 (C) Fees.

18 Seller represents that the current monthly association fee is \$292. Buyer acknowledges that associations commonly
19 require a one-time non-refundable capital contribution or start-up fee, which shall be the responsibility of Buyer to pay.

20
21 (D) Assessments.

22 Seller represents that the association has imposed or may be imposing an assessment payable after Closing by Buyer in the amount of
23 \$21,728.04 for the following purpose: Replace water supply lines project by Township of North
24 Brunswick, Principal Balance \$7,333.24 with Quarterly installment \$271.6

25
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28 which assessment includes but is not limited to any lawsuit or major capital improvement project of which Seller is aware.

29
30 (E) Inspections.

31 Within seven (7) business days of Seller's receipt of a report by Buyer's qualified inspector within the Inspection Time Period that identifies
32 a physical defect or environmental condition that affects the Property itself which is, or is caused by, a physical defect or environmental
33 condition of a common element or limited common element maintained by the condominium and/or homeowner's association, Seller
34 may notify Buyer that Seller will cause such defect or condition to be cured or corrected or that Seller does not have the legal right to cure
35 or correct such defect or condition, in which case Seller has notified the association and/or management company of the need to repair
36 the defect or condition and the association and/or management company has agreed to correct the defect or condition prior to or after
37 closing.

38
39 If Seller provides such notice to Buyer, then Seller's obligation regarding the defect or condition will be deemed satisfied and Seller will
40 have no liability to Buyer for the defect or condition. If Seller fails to provide such notice to Buyer, Buyer will have the right to void this
41 Contract by notifying Seller in writing within seven (7) business days thereafter. If Buyer fails to void this Contract within the seven (7)
42 business day period, Buyer will have waived Buyer's right to void this Contract and Seller will be under no obligation to correct or cure
43 such defect or condition.

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(signature page to follow)



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WITNESS:

[Signature Line] [Signature Line]

BUYER Date

[Signature Line] *Hosain Ramadan* dotloop verified
02/17/25 6:08 PM EST
6PR8-V0R2-EYQP-zJDC

SELLER Date

[Signature Line] [Signature Line]

SELLER Date

[Signature Line] [Signature Line]

SELLER Date

[Signature Line] [Signature Line]

SELLER Date



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 1118 Schmidt Ln, North Brunswick, NJ 08902

____ (“Property”).

Seller: Hosam Ramadan

____ (“Seller”).

The purpose of this Disclosure Statement is to disclose, to the best of Seller’s knowledge, the condition of the Property, as of the date set forth below. The Seller is aware that he or she is under an obligation to disclose any known material defects in the Property even if not addressed in this printed form. Seller alone is the source of all information contained in this form. All prospective buyers of the Property are cautioned to carefully inspect the Property and to carefully inspect the surrounding area for any off-site conditions that may adversely affect the Property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer’s hiring of qualified experts to inspect the Property.

If your Property consists of multiple units, systems and/or features, please provide complete answers on all such units, systems and/or features even if the question is phrased in the singular, such as if a duplex has multiple furnaces, water heaters and fireplaces.

OCCUPANCY

Yes No Unknown

- 1. Age of House, if known _____
 Yes No Unknown
- 2. Does the Seller currently occupy this Property?
If not, how long has it been since Seller occupied the Property? _____
- 3. What year did the Seller buy the Property? _____
- 3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of the Property? If “yes,” please attach a copy of it to this form.
 Yes No

ROOF

Yes No Unknown

- 4. Age of roof _____
 Yes No Unknown
- 5. Has roof been replaced or repaired since Seller bought the Property?
 Yes No
- 6. Are you aware of any roof leaks?
 Yes No
- 7. Explain any “yes” answers that you give in this section: _____

ATTIC, BASEMENTS AND CRAWL SPACES (Complete only if applicable)

Yes No Unknown

- 8. Does the Property have one or more sump pumps?
 Yes No
- 8a. Are there any problems with the operation of any sump pump?
 Yes No
- 9. Are you aware of any water leakage, accumulation or dampness within the basement or crawl spaces or any other areas within any of the structures on the Property?
 Yes No
- 9a. Are you aware of the presence of any mold or similar natural substance within the basement or crawl spaces or any other areas within any of the structures on the Property?
 Yes No
- 10. Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? If “yes,” describe the location, nature and date of the repairs: _____
 Yes No
- 11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If “yes,” specify location: _____
 Yes No



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- 12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which the attic or roof was constructed?
- 13. Is the attic or house ventilated by: a whole house fan? an attic fan?
- 13a. Are you aware of any problems with the operation of such a fan?
- 14. In what manner is access to the attic space provided?
 staircase pull down stairs crawl space with aid of ladder or other device
 other _____
- 15. Explain any "yes" answers that you give in this section: _____

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

- | | Yes | No | Unknown |
|----|--------------------------|-------------------------------------|---------|
| 63 | | | |
| 64 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
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| 67 | <input type="checkbox"/> | <input type="checkbox"/> | |
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- 16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the Property?
- 17. Are you aware of any damage to the Property caused by termites/wood destroying insects, dry rot, or pests?
- 18. If "yes," has work been performed to repair the damage?
- 19. Is your Property under contract by a licensed pest control company? If "yes," state the name and address of the licensed pest control company: _____

- 20. Are you aware of any termite/pest control inspections or treatments performed on the Property in the past?
- 21. Explain any "yes" answers that you give in this section: _____

STRUCTURAL ITEMS

- | | Yes | No | Unknown |
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| 77 | | | |
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| 79 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
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| 82 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
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| 84 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
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| 87 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 88 | | | |

- 22. Are you aware of any movement, shifting, or other problems with walls, floors, or foundations, including any restrictions on how any space, other than the attic or roof, may be used as a result of the manner in which it was constructed?
- 23. Are you aware if the Property or any of the structures on it have ever been damaged by fire, smoke, wind or flood?
- 24. Are you aware of any fire retardant plywood used in the construction?
- 25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the Property?
- 26. Are you aware of any present or past efforts made to repair any problems with the items in this section?
- 27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the problem: _____

ADDITIONS/REMODELS

- | | Yes | No | Unknown |
|----|--------------------------|--------------------------|--------------------------|
| 94 | | | |
| 95 | | | |
| 96 | <input type="checkbox"/> | <input type="checkbox"/> | |
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| 98 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 99 | | | |

- 28. Are you aware of any additions, structural changes or other alterations to the structures on the Property made by any present or past owners?
- 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section: _____

PLUMBING, WATER AND SEWAGE

- | | Yes | No | Unknown |
|-----|--------------------------|--------------------------|---------|
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| 107 | <input type="checkbox"/> | <input type="checkbox"/> | |
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- 30. What is the source of your drinking water?
 Public Community System Well on Property Other (explain) _____
- 31. If your drinking water source is not public, have you performed any tests on the water? If so, when? _____
 Attach a copy of or describe the results: _____

- 111 32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any
- 112 location other than the sewer, septic, or other system that services the rest of the Property?
- 113 33. When was well installed? _____
- 114 Location of well? _____
- 115 34. Do you have a softener, filter, or other water purification system? Leased Owned
- 116 35. What is the type of sewage system?
- 117 Public Sewer Private Sewer Septic System Cesspool Other (explain): _____
- 118 36. If you answered "septic system," have you ever had the system inspected to confirm that it is a
- 119 true septic system and not a cesspool?
- 120 37. If Septic System, when was it installed? _____
- 121 Location? _____
- 122 38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
- 123 39. Are you aware of any abandoned Septic Systems or Cesspools on your Property?
- 124 39a. If "yes," is the closure in accordance with the municipality's ordinance? Explain: _____
- 125 _____
- 126 40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and
- 127 fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems?
- 128 If "yes," explain _____
- 129 _____
- 130 41. Are you aware of the presence of any lead piping, including but not limited to any service line,
- 131 piping materials, fixtures, and solder. If "yes," explain: _____
- 132 _____
- 133 42. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage
- 134 tanks, or dry wells on the Property?
- 135 43. Is either the private water or sewage system shared? If "yes," explain: _____
- 136 _____
- 137 44. Water Heater: Electric Fuel Oil Gas
- 138 Age of Water Heater 1.5 year
- 139 44a. Are you aware of any problems with the water heater?
- 140 45. Explain any "yes" answers that you give in this section: _____
- 141 _____
- 142 _____
- 143 _____

HEATING AND AIR CONDITIONING

Yes No Unknown

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- 145
- 146 46. Type of Air Conditioning:
- 147 Central one zone Central multiple zone Wall/Window Unit None
- 148 47. List any areas of the house that are not air conditioned: _____
- 149 _____
- 150 48. What is the age of Air Conditioning System? 7-8 year
- 151 49. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other
- 152 50. What is the type of heating system? (for example, forced air, hot water or base board, radiator,
- 153 steam heat) _____
- 154 51. If it is a centralized heating system, is it one zone or multiple zones? _____
- 155 _____
- 156 52. Age of furnace 7-8 years Date of last service: _____
- 157 53. List any areas of the house that are not heated: _____
- 158 _____
- 159 54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or
- 160 other substances?
- 161 55. If tank is not in use, do you have a closure certificate?
- 162 56. Are you aware of any problems with any items in this section? If "yes," explain: _____
- 163 _____
- 164 _____

WOODBURNING STOVE OR FIREPLACE

Yes No Unknown

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- 167 57. Do you have wood burning stove? fireplace? insert? other
- 168 57a. Is it presently usable?
- 169 58. If you have a fireplace, when was the flue last cleaned? 8 months
- 170 58a. Was the flue cleaned by a professional or non-professional? _____

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59. Have you obtained any required permits for any such item?
60. Are you aware of any problems with any of these items? If "yes," please explain: _____

ELECTRICAL SYSTEM

Yes No Unknown

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61. What type of wiring is in this structure? Copper Aluminum Other Unknown
62. What amp service does the Property have? 60 100 150 200 Other Unknown
63. Does it have 240 volt service? Which are present Circuit Breakers, Fuses or Both?
64. Are you aware of any additions to the original service?
If "yes," were the additions done by a licensed electrician? Name and address: _____

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65. If "yes," were proper building permits and approvals obtained?
66. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
67. Explain any "yes" answers that you give in this section: _____

LAND (SOILS, DRAINAGE AND BOUNDARIES)

Yes No Unknown

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68. Are you aware of any fill or expansive soil on the Property?
69. Are you aware of any past or present mining operations in the area in which the Property is located?
70. Is the Property located in a flood hazard zone?
71. Are you aware of any drainage or flood problems affecting the Property?
72. Are there any areas on the Property which are designated as protected wetlands?
73. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the Property?
74. Are there any water retention basins on the Property or the adjacent properties?
75. Are you aware if any part of the Property is being claimed by the State of New Jersey as land presently or formerly covered by tidal water (Riparian claim or lease grant)? Explain: _____

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76. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the Property?
77. Explain any "yes" answers to the preceding questions in this section: _____

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78. Do you have a survey of the Property?

ENVIRONMENTAL HAZARDS

Yes No Unknown

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79. Have you received any written notification from any public agency or private concern informing you that the Property is adversely affected, or may be adversely affected, by a condition that exists on a property in the vicinity of this Property? If "yes," attach a copy of any such notice currently in your possession.
79a. Are you aware of any condition that exists on any property in the vicinity which adversely affects, or has been identified as possibly adversely affecting, the quality or safety of the air, soil, water, and/or physical structures present on this Property? If "yes," explain: _____

80. Are you aware of any underground storage tanks (UST) or toxic substances now or previously present on this Property or adjacent property (structure or soil), such as polychlorinated biphenyl (PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium, lead or other hazardous substances in the soil? If "yes," explain: _____

81. Are you aware if any underground storage tank has been tested?
(Attach a copy of each test report or closure certificate if available.)
82. Are you aware if the Property has been tested for the presence of any other toxic substances, such as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others?
(Attach copy of each test report if available.)

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- 83. If "yes" to any of the above, explain: _____

- 83a. If "yes" to any of the above, were any actions taken to correct the problem? Explain: _____

- 84. Is the Property in a designated Airport Safety Zone?

DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS AND CO-OPS

- | Yes | No | Unknown | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | | 85. Are you aware if the Property is subject to any deed restrictions or other limitations on how it may be used due to its being situated within a designated historic district, or a protected area like the New Jersey Pinelands, or its being subject to similar legal authorities other than typical local zoning ordinances? |
| <input type="checkbox"/> | <input type="checkbox"/> | | 86. Is the Property part of a condominium or other common interest ownership plan? |
| <input type="checkbox"/> | <input type="checkbox"/> | | 86a. If so, is the Property subject to any covenants, conditions, or restrictions as a result of its being part of a condominium or other form of common interest ownership? |
| <input type="checkbox"/> | <input type="checkbox"/> | | 87. As the owner of the Property, are you required to belong to a condominium association or homeowners association, or other similar organization or property owners? |
| <input type="checkbox"/> | <input type="checkbox"/> | | 87a. If so, what is the Association's name and telephone number? _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 87b. If so, are there any dues or assessments involved?
If "yes," how much? _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | | 88. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the Property? |
| | <input type="checkbox"/> | <input type="checkbox"/> | 89. Are you aware of any condition or claim which may result in an increase in assessments or fees? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 90. Since you purchased the Property, have there been any changes to the rules or by-laws of the Association that impact the Property? |
| | | | 91. Explain any "yes" answers you give in this section: _____
_____ |

MISCELLANEOUS

- | Yes | No | Unknown | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | | 92. Are you aware of any existing or threatened legal action affecting the Property or any condominium or homeowners association to which you, as an owner, belong? |
| <input type="checkbox"/> | <input type="checkbox"/> | | 93. Are you aware of any violations of Federal, State or local laws or regulations relating to this Property? |
| <input type="checkbox"/> | <input type="checkbox"/> | | 94. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming uses, or set-back violations relating to this Property? If so, please state whether the condition is pre-existing non-conformance to present day zoning or a violation to zoning and/or land use laws. _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | | 95. Are you aware of any public improvement, condominium or homeowner association assessments against the Property that remain unpaid? Are you aware of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 96. Are there mortgages, encumbrances or liens on this Property? |
| <input type="checkbox"/> | <input type="checkbox"/> | | 96a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title? |
| <input type="checkbox"/> | <input type="checkbox"/> | | 97. Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed elsewhere on this form? (A defect is "material," if a reasonable person would attach importance to its existence or non-existence in deciding whether or how to proceed in the transaction.)
If "yes," explain: _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | | 98. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any special assessments and any association dues or membership fees, are there any other fees that you pay on an ongoing basis with respect to this Property, such as garbage collection fees? |
| | | | 99. Explain any other "yes" answers you give in this section: _____ |

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RADON GAS Instructions to Owners

By law (N.J.S.A. 26:2D-73), a Property owner who has had his or her Property tested or treated for radon gas may require that information about such testing and treatment be kept confidential until the time that the owner and a buyer enter into a contract of sale, at which time a copy of the test results and evidence of any subsequent mitigation or treatment shall be provided to the buyer. The law also provides that owners may waive, in writing, this right of confidentiality. As the owner(s) of this Property, do you wish to waive this right?

Yes	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
				(Initials)	(Initials)

If you responded "yes," answer the following questions. If you responded "no," proceed to the next section.

Yes	No	Unknown	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100. Are you aware if the Property has been tested for radon gas? (Attach a copy of each test report if available.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	101. Are you aware if the Property has been treated in an effort to mitigate the presence of radon gas? (If "yes," attach a copy of any evidence of such mitigation or treatment.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	102. Is radon remediation equipment now present in the Property?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	102a. If "yes," is such equipment in good working order?

MAJOR APPLIANCES AND OTHER ITEMS

The terms of any final contract executed by the Seller shall be controlling as to what appliances or other items, if any, shall be included in the sale of the Property. Which of the following items are present in the Property? (For items that are not present, indicate "not applicable.")

Yes	No	Unknown	N/A	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	103. Electric Garage Door Opener
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	103a. If "yes," are they reversible? Number of Transmitters _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	104. Smoke Detectors
				<input checked="" type="checkbox"/> Battery <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Both How many <u>2</u>
				<input checked="" type="checkbox"/> Carbon Monoxide Detectors How many _____
				Location <u>first and second floor</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	105. With regard to the above items, are you aware that any item is not in working order?
				105a. If "yes," identify each item that is not in working order or defective and explain the nature of the problem: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	106. <input type="checkbox"/> In-ground pool <input type="checkbox"/> Above-ground pool <input type="checkbox"/> Pool Heater <input type="checkbox"/> Spa/Hot Tub
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	106a. Were proper permits and approvals obtained?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	106b. Are you aware of any leaks or other defects with the filter or the walls or other structural or mechanical components of the pool or spa/hot tub?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	106c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?
				107. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)
				<input type="checkbox"/> Yes Refrigerator
				<input type="checkbox"/> Yes Range
				<input type="checkbox"/> Yes Microwave Oven
				<input type="checkbox"/> Yes Dishwasher
				<input type="checkbox"/> Trash Compactor
				<input type="checkbox"/> Garbage Disposal
				<input type="checkbox"/> In-Ground Sprinkler System
				<input type="checkbox"/> Central Vacuum System
				<input type="checkbox"/> Security System
				<input type="checkbox"/> Yes Washer
				<input type="checkbox"/> Yes Dryer
				<input type="checkbox"/> Intercom
				<input type="checkbox"/> Other
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		108. Of those that may be included, is each in working order?
				If "no," identify each item not in working order, explain the nature of the problem: _____

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SOLAR PANEL SYSTEMS

By completing this section, Seller is acknowledging that the Property is serviced by a Solar Panel System, which means a system of solar panels designed to absorb the sunlight as a source of energy for generating electricity or heating, any and all inverters, net meter, wiring, roof supports and any other equipment pertaining to the Solar Panels (collectively, the "Solar Panel System"). This information may be used, among other purposes, to prepare a Solar Panel Addendum to be affixed to and made a part of a contract of sale for the Property.

Yes No Unknown

109. When was the Solar Panel System Installed? _____

109a. What is the name and contact information of the business that installed the Solar Panel System? _____

109b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please attach copies to this form.

110. Are SRECs available from the Solar Panel System?

110a. If SRECs are available, when will the SRECs expire? _____

111. Is there any storage capacity on the Property for the Solar Panel System?

112. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes, explain: _____

Choose one of the following three options:

113a. The Solar Panel System is financed under a power purchase agreement or other type of financing arrangement which requires me/us to make periodic payments to a Solar Panel System provider in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to **Section A** below.

113b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to **Section B** below.

113c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.

SECTION A - THE SOLAR PANEL SYSTEM IS SUBJECT TO A PPA

114. What is the current periodic payment amount? \$_____

115. What is the frequency of the periodic payments (check one)? Monthly Quarterly

116. What is the expiration date of the PPA, which is when you will become the owner of the Solar Panel System? _____ ("PPA Expiration Date")

117. Is there a balloon payment that will become due on or before the PPA Expiration Date?

118. If there is a balloon payment, what is the amount? \$_____

Choose one of the following three options:

119a. Buyer will assume my/our obligations under the PPA at Closing.

119b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar Panel System can be included in the sale free and clear.

119c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain cancellation of the PPA as of the Closing.

SECTION B - THE SOLAR PANEL SYSTEM IS SUBJECT TO A LEASE

120. What is the current periodic lease payment amount? \$_____

121. What is the frequency of the periodic lease payments (check one)? Monthly Quarterly

122. What is the expiration date of the lease? _____

Choose one of the following two options:

123a. Buyer will assume our obligations under the lease at Closing.

123b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior to Closing.

SECTION C - THE SOLAR PANEL SYSTEM IS SUBJECT TO ENERGY CERTIFICATE(S)

124. Are Solar Transition Renewable Energy Certificates ("TREC") available from the Solar Panel System?

124a. If TREC are available, when will the TREC expire? _____

125. Are Solar Renewable Energy Certificates IIs ("SREC IIs") available from the Solar Panel System?

125a. If SREC IIs are available, when will the SREC IIs expire? _____

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WATER INTRUSION

Yes No Unknown

126. Are you aware of any water leakage, accumulation or dampness, the presence of mold or other similar natural substance, or repairs or other attempts to control any water or dampness problem on the Property? If yes, please describe the nature of the issue and any attempts to repair or control it: _____

If yes, pursuant to New Jersey law, the **buyer** of the real Property is advised to refer to the ‘Mold Guidelines for New Jersey Residents’ pamphlet issued by the New Jersey Department of Health (njreal.to/mold-guidelines) and has the right to request a physical copy of the pamphlet from the real estate broker, broker-salesperson, or salesperson.

FLOOD RISK

Flood risks in New Jersey are growing due to the effects of climate change. Coastal and inland areas may experience significant flooding now and in the near future, including in places that were not previously known to flood. For example, by 2050, it is likely that sea-level rise will meet or exceed 2.1 feet above 2000 levels, placing over 40,000 New Jersey properties at risk of permanent coastal flooding. In addition, precipitation intensity in New Jersey is increasing at levels significantly above historic trends, placing inland properties at greater risk of flash flooding. These and other coastal and inland flood risks are expected to increase within the life of a typical mortgage originated in or after 2020.

To learn more about these impacts, including the flood risk to the Property, visit njreal.to/flood-disclosure. To learn more about how to prepare for a flood emergency, visit njreal.to/flood-planning.

Yes No Unknown

127. Is any or all of the Property located wholly or partially in the Special Flood Hazard Area (“100-year floodplain”) according to FEMA’s current flood insurance rate maps for your area?

128. Is any or all of the Property located wholly or partially in a Moderate Risk Flood Hazard Area (“500-year floodplain”) according to FEMA’s current flood insurance rate maps for your area?

129. Is the Property subject to any requirement under federal law to obtain and maintain flood insurance on the Property?

Properties in the special flood hazard area, also known as high risk flood zones, on FEMA’s flood insurance rate maps with mortgages from federally regulated or insured lenders are required to obtain and maintain flood insurance. Even when not required, FEMA encourages property owners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure and the personal property within the structure. Also note that properties in coastal and riverine areas may be subject to increased risk of flooding over time due to projected sea level rise and increased extreme storms caused by climate change which may not be reflected in current flood insurance rate maps.

130. Have you ever received assistance, or are you aware of any previous owners receiving assistance, from FEMA, the U.S. Small Business Administration, or any other federal disaster flood assistance for flood damage to the Property?

For properties that have received federal disaster assistance, the requirement to obtain flood insurance passes down to all future owners. Failure to obtain and maintain flood insurance can result in an individual being ineligible for future assistance.

131. Is there flood insurance on the Property?
A standard homeowner’s insurance policy typically does not cover flood damage. You are encouraged to examine your policy to determine whether you are covered.

132. Is there a FEMA elevation certificate available for the Property? If so, the elevation certificate must be shared with the buyer.

An elevation certificate is a FEMA form, completed by a licensed surveyor or engineer. The form provides critical information about the flood risk of the Property and is used by flood insurance providers under the National Flood Insurance Program to help determine the appropriate flood insurance rating for the Property. A buyer may be able to use the elevation certificate from a previous owner for their flood insurance policy.

133. Have you ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program?

If the claim was approved, what was the amount received? \$ _____

134. Has the Property experienced any flood damage, water seepage, or pooled water due to a natural flood event, such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow?
If so, how many times? _____

135. Explain any “yes” answers that you give in this section: _____

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ACKNOWLEDGMENT OF SELLER

The undersigned Seller affirms that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller’s knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real estate brokerage firm representing or assisting the Seller to provide this Disclosure Statement to all prospective buyers of the Property, and to other real estate agents. Seller alone is the source of all information contained in this statement. *If the Seller relied upon any credible representations of another, the Seller should state the name(s) of the person(s) who made the representation(s) and describe the information that was relied upon.

Hosam Ramadan dotloop verified
02/11/25 9:20 PM EST
JJZ9-SMSH-Y8LT-PWWC

SELLER DATE

SELLER DATE

SELLER DATE

SELLER DATE

EXECUTOR, ADMINISTRATOR, TRUSTEE

(If applicable) The undersigned has never occupied the Property and lacks the personal knowledge necessary to complete this Disclosure Statement.

DATE

DATE

531 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

532 The undersigned Prospective Buyer acknowledges receipt of this Disclosure Statement prior to signing a Contract of Sale pertaining to
533 this Property. Prospective Buyer acknowledges that this Disclosure Statement is not a warranty by Seller and that it is Prospective Buyer's
534 responsibility to satisfy himself or herself as to the condition of the Property. Prospective Buyer acknowledges that the Property may be
535 inspected by qualified professionals, at Prospective Buyer's expense, to determine the actual condition of the Property. Prospective Buyer
536 further acknowledges that this form is intended to provide information relating to the condition of the land, structures, major systems and
537 amenities, if any, included in the sale. This form does not address local conditions which may affect a purchaser's use and enjoyment of
538 the Property such as noise, odors, traffic volume, etc. Prospective Buyer acknowledges that they may independently investigate such local
539 conditions before entering into a binding contract to purchase the Property. Prospective Buyer acknowledges that he or she understands
540 that the visual inspection performed by the Seller's real estate broker/broker-salesperson/salesperson does not constitute a professional
541 home inspection as performed by a licensed home inspector.

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543 PROSPECTIVE BUYER DATE

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545 PROSPECTIVE BUYER DATE

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547 PROSPECTIVE BUYER DATE

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549 PROSPECTIVE BUYER DATE

550 **ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON**

551 The undersigned Seller's real estate broker/broker-salesperson/salesperson acknowledges receipt of the Property Disclosure Statement
552 form and that the information contained in the form was provided by the Seller.

553 The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the Property with reasonable
554 diligence to ascertain the accuracy of the information disclosed by the Seller, prior to providing a copy of the property disclosure statement
555 to the buyer.

556 The Prospective Buyer's real estate broker/broker-salesperson/salesperson also acknowledges receipt of the Property Disclosure Statement
557 form for the purpose of providing it to the Prospective Buyer.

558 Yousuf Syed 02/11/2025
559 SELLER'S REAL ESTATE BROKER/
560 BROKER-SALESPERSON/SALESPERSON: DATE

561 *Yousuf Syed* dotloop verified
562 02/12/25 1:14 PM EST
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565 PROSPECTIVE BUYER'S REAL ESTATE BROKER/
566 BROKER-SALESPERSON/SALESPERSON: DATE



WIRE FRAUD NOTICE

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PROTECT YOURSELF FROM BECOMING A VICTIM OF WIRE FRAUD. Wire fraud has become very common. It typically involves a criminal hacker sending fraudulent wire transfer instructions in an email to an unsuspecting buyer/tenant or seller/landlord in a real estate transaction that appears as though it is from a trusted source, such as the victim's broker, attorney, appraiser, home inspector or title agent. The email may look exactly like other emails that the victim received in the past from such individuals, including having the same or a similar email address, accurate loan and other financial information, and the logo of one of those individuals. If the hacker is successful, the victim will follow the bogus instructions to wire money, such as deposit money or the payment of an invoice, to the hacker's account. Once this money has been wired, it may not be possible to recover it.

We strongly recommend that, **before** you wire funds to any party, including your own attorney, real estate broker or title agent, you **personally call** them to confirm the account number and other wire instructions. You only should call them at a number that you have obtained on your own (e.g., from the sales contract, the lease, their website, etc.) and should **not** use any phone number that is in any email - **even if the email appears to be from someone you know.**

If you have any reason to believe that your money was sent to a hacker, you must immediately contact your bank and your local office of the Federal Bureau of Investigation, who can work with other agencies to try to recover your money, to advise them where and when the money was sent. You also should promptly file a complaint with the Internet Crime Center at bec.ic3.gov.

Finally, since much of the information included in such fraudulent emails is obtained from email accounts that are not secure, we strongly recommend that you not provide any sensitive personal or financial information in an email or an attachment to an email. Whenever possible, such information, including Social Security numbers, bank account and credit card numbers and wiring instructions, should be sent by more secure means, such as by hand delivery, over the phone, or through secure mail or overnight services.

By signing below, you indicate that you have read and understand the contents of this Notice:

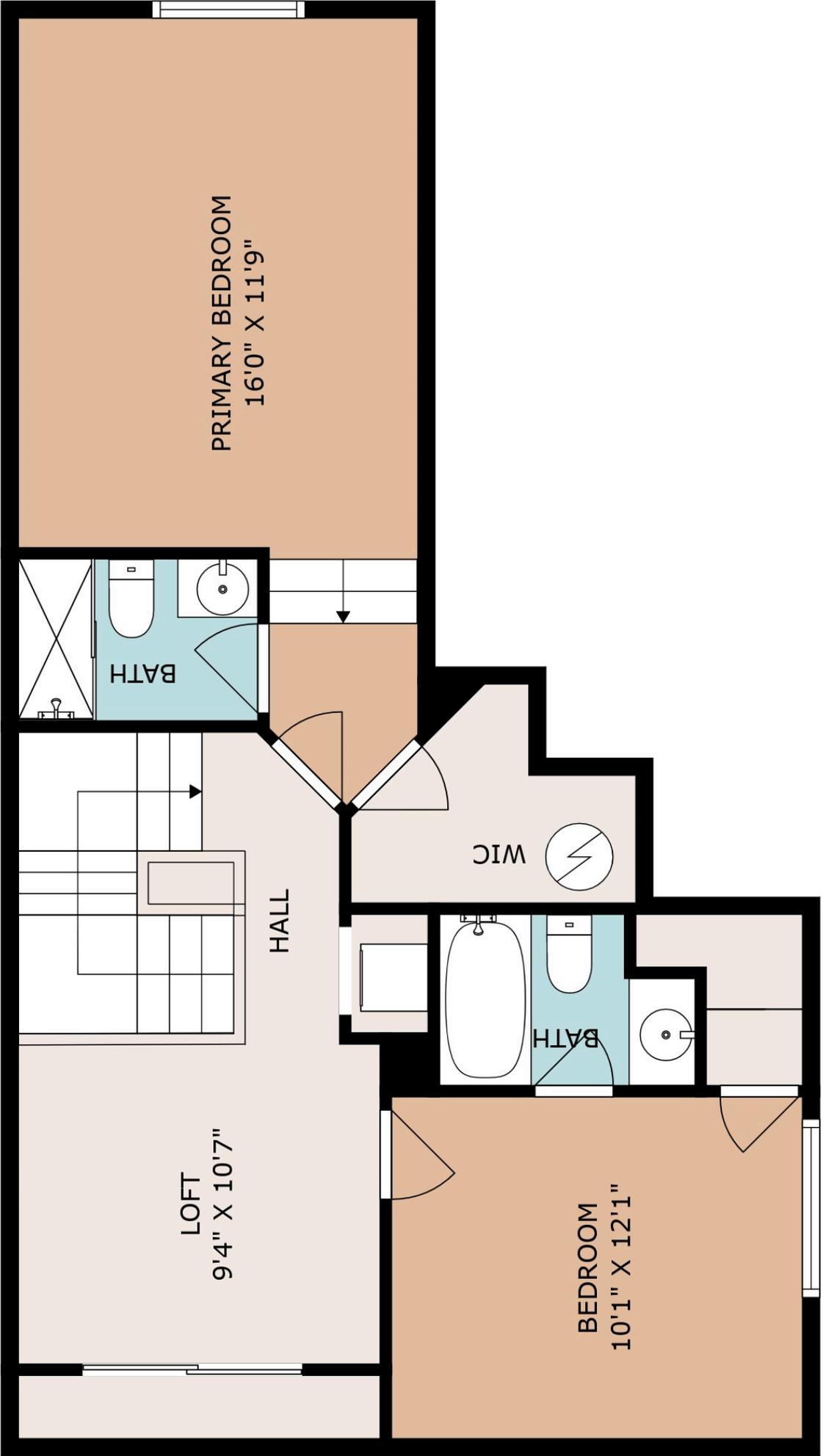
Seller/Landlord: dotloop verified
02/12/25 7:31 PM EST
HEM5-EDW1-L7HT-L074 **Date:** _____

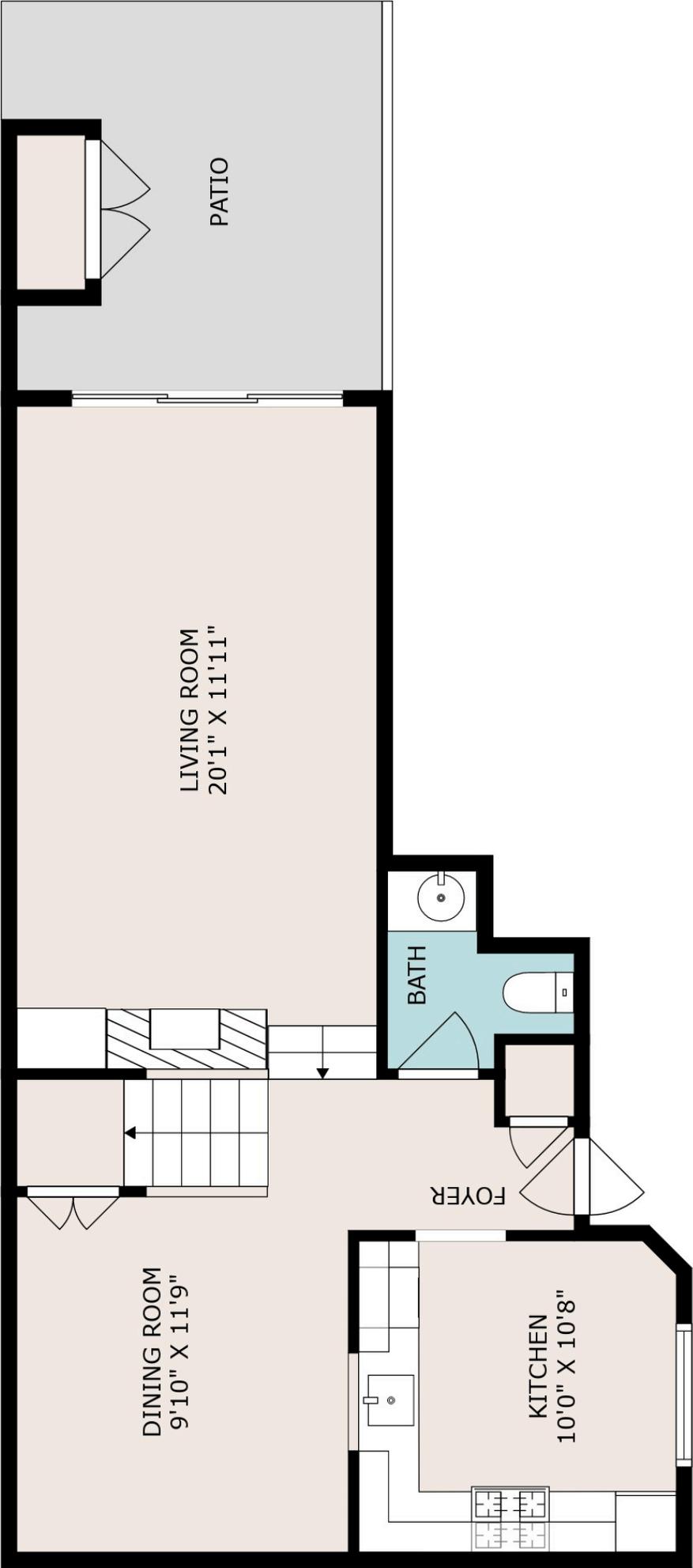
Seller/Landlord: **Date:** _____

Buyer/Tenant: **Date:** _____

Buyer/Tenant: **Date:** _____







Sizes & Dimensions Approx. Subject To Errors & Omissions. Actual Vary. Not To Scale.