

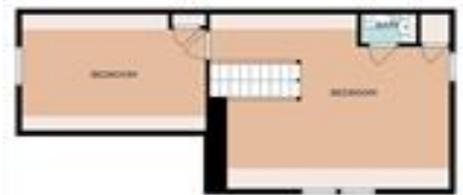
# Licensee Detail with Addl Pics Report

Listings as of 05/07/2025 at 10:21PM

**Active Coming Soon 05/07/25**    **Listing #: 2513288R**    **137 Grand Ave, Iselin, NJ 08830-2301**    **List Price: \$499,000**  
**County: Middlesex**



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Iselin	<b>Square Footage</b>	1330
<b>Beds</b>	3	<b>Lot Sq Ft (approx)</b>	5201
<b># Full Baths(FH)</b>	2 (1 1)	<b>Acres</b>	0.1194
<b>Year Built</b>	1947		
<b>Tax ID</b>	25003890900450		
<b>DOM</b>	0		







<b>Directions</b>	Grand Ave Iselin		
<b>Remarks for Buyers</b>	Welcome to 137 Grand Avenue, Iselin, NJ a charming home tucked away on a quiet dead-end street with a generous 5,201 sq ft lot! This well-maintained home offers 3 bedrooms and 1.5 bathrooms, with a flexible layout ideal for extended living or multi-generational use. The first floor features 2 bedrooms, a full bath, and a living room and kitchen with ample cabinet space. Upstairs, you'll find a spacious primary bedroom, a half bathroom, a bright living room, making daily living comfortable and convenient. Enjoy the benefit of a large garage, ideal for parking, storage, or a workshop. Set on a 5,201 sq ft lot, the property offers a private outdoor space for entertaining, gardening, or future expansion. Located just minutes from Metropark Train Station with direct access to New York City, and close to major highways, parks, schools, and shopping centers, this home offers both peace and proximity. Don't miss this opportunity to own a versatile home in a prime Iselin location.		
<b>Agent-Only Rmrks</b>	Please make shut off Lights & lock doors. Take Of shoes. All disclosures must be signed & send with offers. All Disclosures attached with Mls. must have confirm appointment		
<b>Listing Agent</b>	YOUSUF S SYED (ID:YOUSSEYED), Primary: 732-754-2541, Fax: 201-731-8370		
<b>Listing Office</b>	EXP REALTY, LLC (ID:REXP), Phone: 866-201-6210, FAX: 201-731-8370		
<b>Listing Type</b>	Excl. Right to Sell	<b>Listing Date</b>	05/07/25

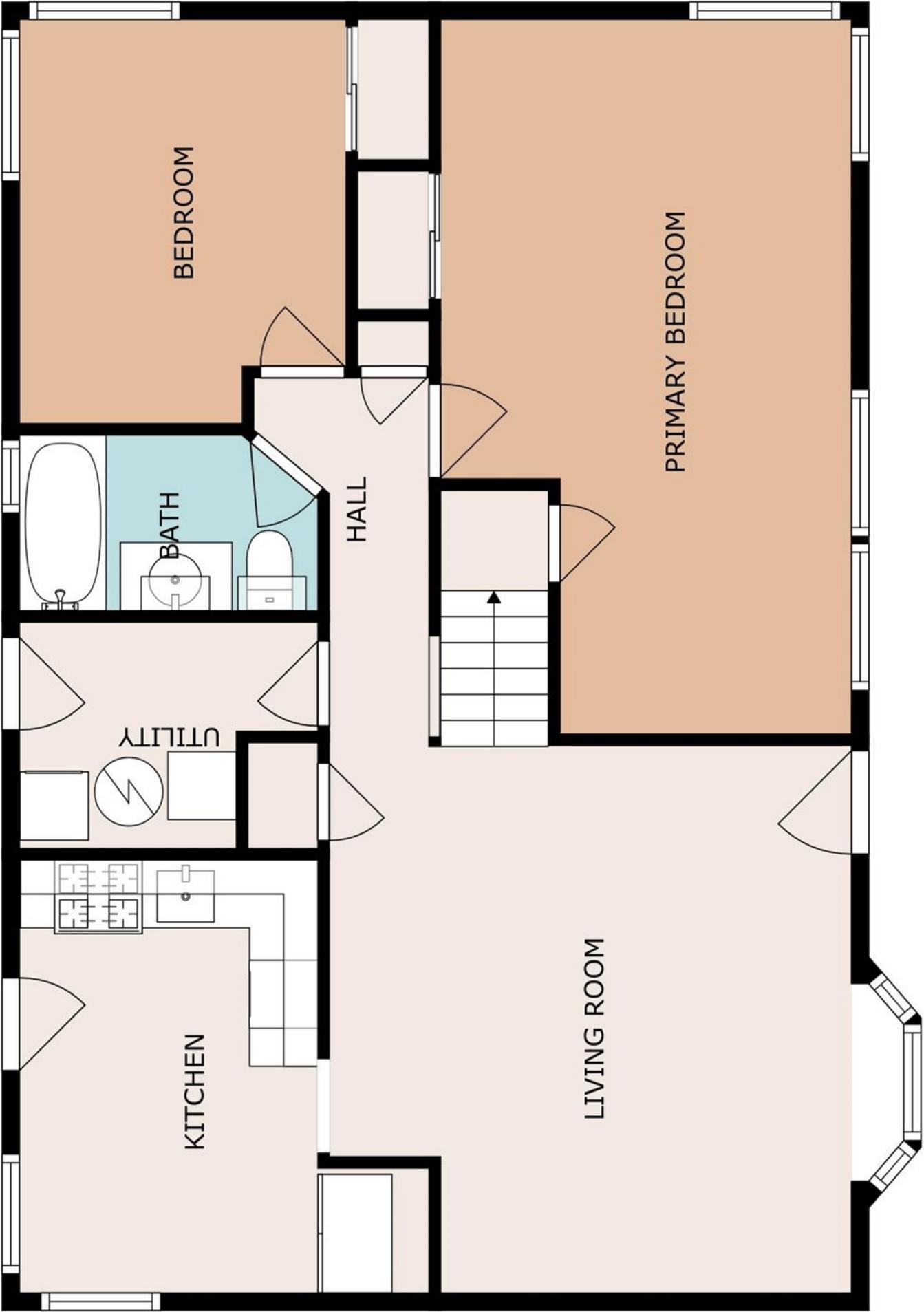
<b>Annual Taxes</b>	\$7080	<b>Appliances</b>	Dryer, Gas Range/Oven, Refrigerator, Tabletop Range, Washer
<b>Attached YN</b>	No	<b>Adult Community</b>	No
<b>Block</b>	389.09	<b>Basement</b>	No
<b>Building Assessment</b>	\$40700	<b>Cool</b>	A/C Wall Unit(s), A/C Window Unit(s)
<b>Dining Room</b>	No	<b>Distribution</b>	Homes.com, Realtor.com, ListHub.com
<b>Driveway Description</b>	1 Car Width, Blacktop	<b>Exterior</b>	See Remarks
<b>Finance</b>	Cash, Conventional, FHA, VA	<b>Flooring</b>	Carpet, Ceramic, See Remarks, Wood

<b># of Fireplaces</b>	0	<b>Fuel</b>	Propane, Natural Gas
<b># of Garage Spaces</b>	0	<b>Heat</b>	Radiant Heat, Baseboard Heat
<b>IDX Y/N</b>	Yes	<b>Internet Address YN</b>	Yes
<b>Kitchen Features</b>	Granite/Corian Countertops, Eat-in Kitchen	<b>Land Assessment</b>	\$19400
<b>Lot Description</b>	Dead - End Street	<b>Lot</b>	450
<b>Lot Width</b>	0.00	<b>Lot Depth</b>	100.00
<b>Level 1</b>	1 Bedroom, 2 Bedrooms, Kitchen, Living Room, Bath Full, Utility Room	<b>Level 2</b>	1 Bedroom, Bath Full
<b>Level 3</b>	None	<b>Modified/Accessibility Features</b>	No
<b># Rooms</b>	8	<b>Occupancy</b>	See Remarks, Vacant
<b>Other Fees</b>	\$0	<b>Ownership</b>	Fee Simple
<b>Possession</b>	At Closing	<b>Parking Desc</b>	Driveway
<b>Property Disclosure</b>	Yes	<b>Restrictions YN</b>	No
<b>Roof Description</b>	Asphalt Shingle	<b>School District</b>	Woodbridge Township School Dis
<b>Complex, SubDiv, Dev</b>	Iselin	<b>Service</b>	See Remarks
<b>Sewer</b>	Public Sewer	<b>SqFt Avail - How Calculated</b>	See Remarks
<b>Show</b>	Showing Time - Use APPT-PH#, Showing Time - Use MLS Link or App	<b>Showing Instructions</b>	log & Go Middlesex Supra
<b>Style</b>	Cape Cod	<b>Visible only in ShowingTime</b>	
<b># of Stories</b>	2.00	<b>Tax Year</b>	2023
<b>Utilities</b>	Propane, Electric, Gas	<b>Trans Type</b>	Sellers/Landlords Agent/Disclosed Dual Agent
<b>Water Heater</b>	Gas	<b>Water</b>	Public
		<b>Zoning</b>	R-6

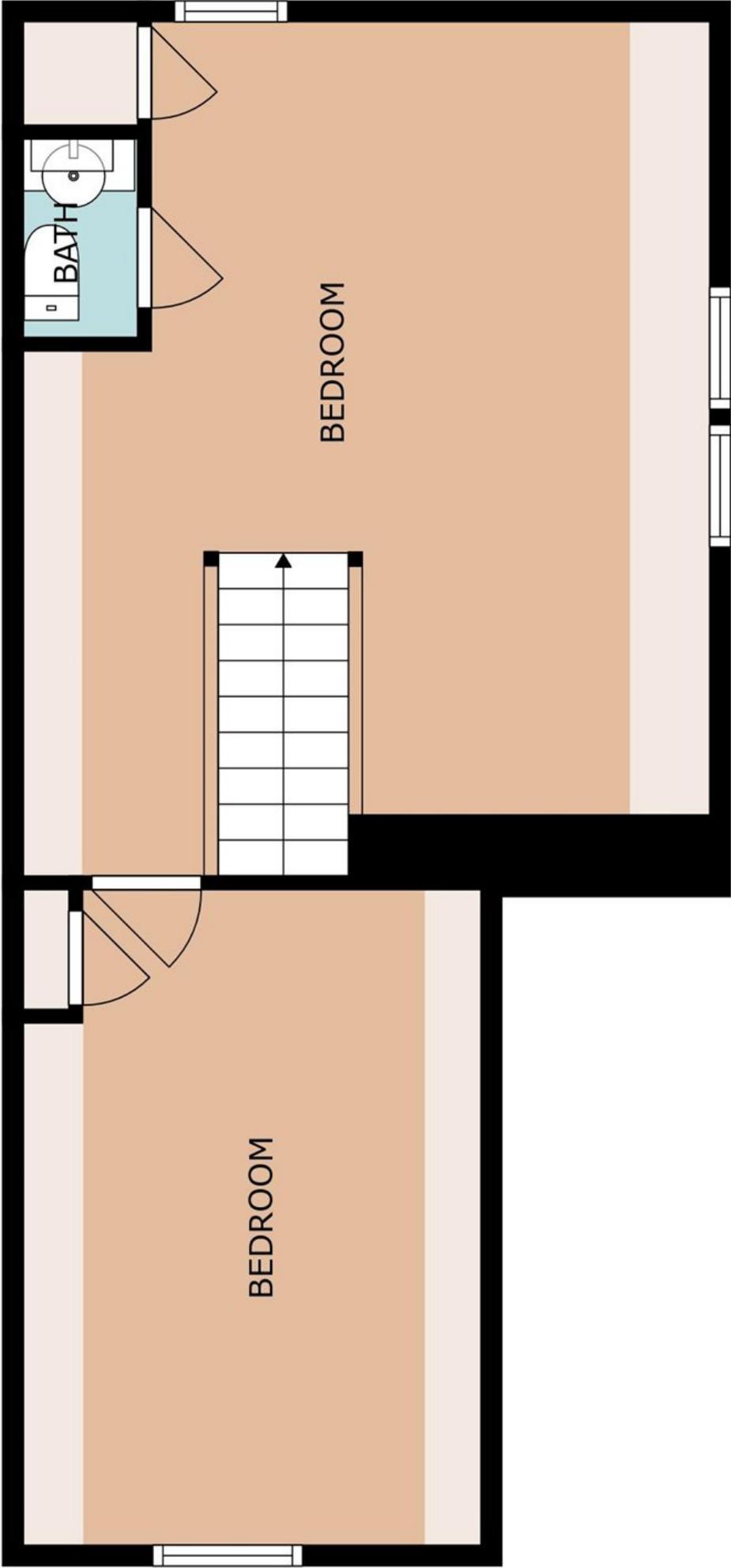
Presented By: YOUSUF S SYED / EXP REALTY, LLC Phone: 866-201-6210

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



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# 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 [bcc.ic3.gov](http://bcc.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: *Stephen Malmon* Date: 5/7/25

Seller/Landlord: *Mence Zel* Date: 5/7/25

Buyer/Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer/Tenant: \_\_\_\_\_ Date: \_\_\_\_\_





# DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT ABOUT LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

## I. LEAD PAINT WARNING

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

II. PROPERTY ADDRESS: 137 Grand Avenue, Woodbridge Township, NJ 08830

## III. SELLER'S DISCLOSURE (initial) (To be completed and signed at time of listing)

*AM*

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

*AM*

(b) Records and Reports available to the seller (check one below):

Seller has no reports or records pertaining to lead-based paint and/or lead-based hazards in the housing.

Seller has the following reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing, all of which seller has provided to its listing agent, and has directed its listing agent to provide purchaser or purchaser's agent with these records and reports prior to seller accepting any offer to purchase (list documents below):

*AM*

(c) If there is any change in the above information prior to seller accepting an offer from the purchaser to purchase, seller will disclose all changes to the purchaser prior to accepting the offer.

## IV. SELLER'S CERTIFICATION OF ACCURACY

Seller(s) have reviewed the Seller's Disclosure in Section III and certify, to the best of his/her/their knowledge, that the information they have provided is true and accurate.

Seller *[Signature]* 5/7/25 Seller \_\_\_\_\_ Date \_\_\_\_\_

Seller *[Signature]* 5/7/25 Seller \_\_\_\_\_ Date \_\_\_\_\_

## V. LISTING AGENT'S CERTIFICATION OF ACCURACY

Listing Agent certifies that he/she has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Listing Agent *[Signature]* Date 05/7/25

## VI. PURCHASER'S ACKNOWLEDGMENT (initial) (The Seller's Disclosure in Section III and Certification in Section IV and the Listing Agent's Certification in Section V to be completed and signed prior to purchaser signing this Disclosure.)

\_\_\_\_\_ (a) Purchaser has received copies of all information listed in Section III above.

\_\_\_\_\_ (b) Purchaser has received the pamphlet Protect Your Family From Lead in Your Home.



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(c) Purchaser has (check one below):

- Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**VII. PURCHASER'S CERTIFICATION OF ACCURACY**

Purchaser(s) have reviewed the Purchaser's Acknowledgment in Section VI and certify, to the best of his/her/their knowledge, that the information they have provided is true and accurate.

Purchaser \_\_\_\_\_ Date \_\_\_\_\_ Purchaser \_\_\_\_\_ Date \_\_\_\_\_

Purchaser \_\_\_\_\_ Date \_\_\_\_\_ Purchaser \_\_\_\_\_ Date \_\_\_\_\_

**VIII. SELLING/BUYER'S AGENT'S CERTIFICATION OF ACCURACY**

Selling/Buyer's Agent certifies that the purchaser has received the information in section VI (a) and (b).

Selling/Buyer's Agent \_\_\_\_\_ Date \_\_\_\_\_



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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1 Property Address: 137 Grand Ave Iselin Nj 08830
2
3 ("Property").

5 Seller: Asghar Mahmood and Munwar mahmood
6
7 ("Seller").

9 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
10 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
11 addressed in this printed form. Seller alone is the source of all information contained in this form. All prospective buyers of the Property
12 are cautioned to carefully inspect the Property and to carefully inspect the surrounding area for any off-site conditions that may adversely
13 affect the Property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer's hiring of qualified experts
14 to inspect the Property.

16 If your Property consists of multiple units, systems and/or features, please provide complete answers on all such units, systems and/or
17 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
[ ] [x] [ ]

- 1. Age of House, if known 1947- 78 years
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? 2004
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.

ROOF

Yes No Unknown
[ ] [ ] [x]

- 4. Age of roof
5. Has roof been replaced or repaired since Seller bought the Property?
6. Are you aware of any roof leaks?
7. Explain any "yes" answers that you give in this section:

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

Yes No Unknown
[ ] [x] [ ]

- 8. Does the Property have one or more sump pumps?
8a. Are there any problems with the operation of any sump pump?
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?
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?
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:
11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify
location:



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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

- 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

- 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

- 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

- 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: \_\_\_\_\_  
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- 32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any location other than the sewer, septic, or other system that services the rest of the Property?
- 33. When was well installed? \_\_\_\_\_  
Location of well? \_\_\_\_\_
- 34. Do you have a softener, filter, or other water purification system?  Leased  Owned
- 35. What is the type of sewage system?  
 Public Sewer  Private Sewer  Septic System  Cesspool  Other (explain): \_\_\_\_\_
- 36. If you answered "septic system," have you ever had the system inspected to confirm that it is a true septic system and not a cesspool?
- 37. If Septic System, when was it installed? \_\_\_\_\_  
Location? \_\_\_\_\_
- 38. When was the Septic System or Cesspool last cleaned and/or serviced? \_\_\_\_\_
- 39. Are you aware of any abandoned Septic Systems or Cesspools on your Property?
- 39a. If "yes," is the closure in accordance with the municipality's ordinance? Explain: \_\_\_\_\_
- 40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems? If "yes," explain: \_\_\_\_\_
- 41. Are you aware of the presence of any lead piping, including but not limited to any service line, piping materials, fixtures, and solder. If "yes," explain: \_\_\_\_\_
- 42. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the Property?
- 43. Is either the private water or sewage system shared? If "yes," explain: \_\_\_\_\_
- 44. Water Heater:  Electric  Fuel Oil  Gas  
Age of Water Heater \_\_\_\_\_
- 44a. Are you aware of any problems with the water heater?
- 45. Explain any "yes" answers that you give in this section: \_\_\_\_\_

**HEATING AND AIR CONDITIONING**

- 145 Yes No Unknown
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- 46. Type of Air Conditioning:  
 Central one zone  Central multiple zone  Wall/Window Unit  None
- 47. List any areas of the house that are not air conditioned: \_\_\_\_\_
- 48. What is the age of Air Conditioning System? \_\_\_\_\_
- 49. Type of heat:  Electric  Fuel Oil  Natural Gas  Propane  Unheated  Other
- 50. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) hot water
- 51. If it is a centralized heating system, is it one zone or multiple zones? \_\_\_\_\_
- 52. Age of furnace \_\_\_\_\_ Date of last service: \_\_\_\_\_
- 53. List any areas of the house that are not heated: \_\_\_\_\_
- 54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or other substances?
- 55. If tank is not in use, do you have a closure certificate?
- 56. Are you aware of any problems with any items in this section? If "yes," explain: \_\_\_\_\_

**WOODBURNING STOVE OR FIREPLACE**

- 165 Yes No Unknown
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- 57. Do you have  wood burning stove?  fireplace?  insert?  other
- 57a. Is it presently usable?
- 58. If you have a fireplace, when was the flue last cleaned? \_\_\_\_\_
- 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: \_\_\_\_\_
- 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: \_\_\_\_\_
- 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: \_\_\_\_\_
- 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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**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   (Initials)  (Initials)

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

Yes  No  Unknown   
100. Are you aware if the Property has been tested for radon gas? (Attach a copy of each test report if available.)  
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.)  
102. Is radon remediation equipment now present in the Property?  
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   
103. Electric Garage Door Opener  
103a. If "yes," are they reversible? Number of Transmitters 2  
104. Smoke Detectors  
 Battery  Electric  Both How many 2  
 Carbon Monoxide Detectors How many 2  
Location \_\_\_\_\_  
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: \_\_\_\_\_  
106.  In-ground pool  Above-ground pool  Pool Heater  Spa/Hot Tub  
106a. Were proper permits and approvals obtained?  
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?  
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.)  
 Refrigerator  
 Range  
 Microwave Oven  
 Dishwasher no dishwasher  
 Trash Compactor  
 Garbage Disposal  
 In-Ground Sprinkler System  
 Central Vacuum System  
 Security System  
 Washer  
 Dryer  
 Intercom  
 Other  
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: \_\_\_\_\_

N/A

**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(s)") available from the Solar Panel System?

124a. If TREC(s) are available, when will the TREC(s) 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](http://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](http://njreal.to/flood-disclosure). To learn more about how to prepare for a flood emergency, visit [njreal.to/flood-planning](http://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? \_\_\_\_\_

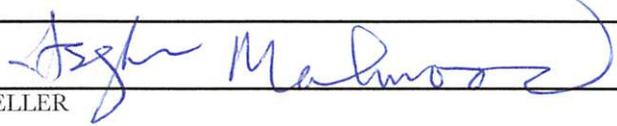
135. Explain any "yes" answers that you give in this section: \_\_\_\_\_

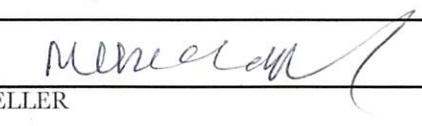
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**ACKNOWLEDGMENT OF SELLER**

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.

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X  5/7/25  
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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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545 PROSPECTIVE BUYER DATE

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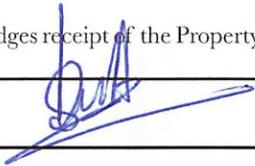
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561 **ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON**

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

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

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

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571 SELLER'S REAL ESTATE BROKER/ DATE

572 BROKER-SALESPERSON/SALESPERSON:

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576 PROSPECTIVE BUYER'S REAL ESTATE BROKER/ DATE

577 BROKER-SALESPERSON/SALESPERSON:

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