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INSTRUCTIONS NEW JERSEY REALTORS® SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

COMPASS

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Effective August 1, 2024, the New Jersey Real Estate Consumer Protection Enhancement Act, <u>P.L.2024,c32</u>, requires sellers of residential property located in New Jersey to complete and sign a property condition disclosure statement as promulgated by the New Jersey Division of Consumer Affairs pursuant to <u>N.J.A.C.</u> 13:45A-29.1. This requires all sellers of residential real estate to provide the property condition disclosure statement to a prospective buyer before the prospective buyer becomes obligated under any contract for the purchase of the property.

Additionally, the New Jersey Law of Flood Risk Notification, <u>P.L.2023.c93</u>, requires sellers of all real property located in New Jersey to make certain supplemental disclosures concerning flood risks on the "Flood Risk Addendum" incorporated within the property condition disclosure statement. As a result of these two laws:

- All sellers of residential property must complete Questions 1-108 on the property condition disclosure statement; and
- All sellers of residential and non-residential (i.e. commercial), must complete the Flood Risk Addendum, Questions 109-117, on the property condition disclosure statement.

Moreover, regarding the property condition disclosure statement, the New Jersey Division of Consumer Affairs has provided the following instructions:

The purpose of the Property Condition Disclosure Statement ("Disclosure Statement"), including the Flood Risk Addendum, is to disclose the condition of the property, as of the date set forth on the Disclosure Statement or Flood Risk Addendum. The seller is under an obligation to disclose any known material defects in the property even if not addressed in this printed form. The 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 a 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.

Pursuant to P.L. 2024, c.32, completion of questions 1 through 108 is mandatory for all sellers of residential real property in the State. Sellers of residential real property must answer these questions before the purchaser becomes obligated under any contract for the purchase of the property. Questions 1 through 108 must be answered to the best of the seller's knowledge, unless otherwise stated.

Pursuant to N.J.S.A. 56:8-19.2, completion of the "Flood Risk Addendum" questions 109 through 117 of the Disclosure Statement, is mandatory for all sellers of real property (including both residential and non-residential property). Sellers of real property must answer these questions before the purchaser becomes obligated under any contract for the purchase of the property. This is the case regardless of whether a seller completes questions 1-108 of the Disclosure Statement. Sellers must verify their answers to questions 109 and 110, and may do so using the Flood Risk Notification Tool located at flooddisclosure.nj.gov. Questions 111 through 117 must be answered based on the seller's actual knowledge.

A seller must execute a separate acknowledgement for each portion of the Disclosure Statement that the seller completes. If a seller does not answer questions 1 through 108, no acknowledgement is required for that portion. However, the mandatory Flood Risk Addendum must still be completed and acknowledged in all cases.

Lastly, New Jersey REALTORS® Seller's Property Condition Disclosure Statement, Form #140, includes an Addendum Regarding Statutory Disclosures & Other Items, Questions 118-136a, to be answered to the best of seller's knowledge as required by law.



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				("Property").
Seller:	Daniel Ka	ntz, Elaine Kat	z	
				("Seller").
forth be	elow. The ed in this	Seller is awar printed form.	e that Seller	nent is to disclose, to the best of Seller's knowledge, the condition of the Property, as of the date set he or she is under an obligation to disclose any known material defects in the Property even if not alone is the source of all information contained in this form. All prospective buyers of the Property
				Property and to carefully inspect the surrounding area for any off-site conditions that may adversely
	ct the Pro		nis Dis	closure Statement is not intended to be a substitute for prospective buyer's hiring of qualified experts
				units, systems and/or features, please provide complete answers on all such units, systems and/or in the singular, such as if a duplex has multiple furnaces, water heaters and fireplaces.
OCCU	PANCY			
Yes	No	Unknown		
/	110	[]	1.	Age of House, if known APPROX 2000
[~]	[]		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? 2015
[1	[]		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		
		1 1	4.	Age of roof 25
[]	[4]		5.	Has roof been replaced or repaired since Seller bought the Property?
ίί	W		6.	Are you aware of any roof leaks?
	1-1		7.	Explain any "yes" answers that you give in this section:
ATTIC	DACEM	IENTE AND	CD A XX	I SDACES (Complete only if analysis his)
Yes	No /	Unknown	CKAW	L SPACES (Complete only if applicable)
[]	1/1	Chritown	8.	Does the Property have one or more sump pumps?
[]	1			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
	[0]		7.	spaces or any other areas within any of the structures on the Property?
[]	W		9a	Are you aware of the presence of any mold or similar natural substance within the basement or
LJ	[0]		Ju.	crawl spaces or any other areas within any of the structures on the Property?
[]	W		10	Are you aware of any repairs or other attempts to control any water or dampness problem in the
. ,	101			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
гз			11.	location:
[]				
[] []	14		12.	Are you aware of any restrictions on how the attic may be used as a result of the manner in which
[]	IM IM			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?
	[4]	/	13.	Are you aware of any restrictions on how the attic may be used as a result of the manner in which



111				14.	In what manner is access to the attic space provided?
12					staircasepull down stairs crawl space with aid of ladder or other device
13 14				1.5	Explain any "yes" answers that you give in this section: AND CLOSET
15				15.	Explain any "yes" answers that you give in this section:
16					
17 18	TERM	ITES/WO	OOD DESTRO	OYING	GINSECTS, DRY ROT, PESTS
19	Yes	No	Unknown		Sentoner, reg. pontropico, en sono cue a consocies
20	[]	[V		16.	Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the Property?
21 22	[]	[1]		17.	Are you aware of any damage to the Property caused by termites/wood destroying insects, dry rot, or pests?
23	[]	$[\mathcal{A}]$			If "yes," has work been performed to repair the damage?
24 25	[]			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:
26 27	[]	M		20.	Are you aware of any termite/pest control inspections or treatments performed on the Property
28					in the past?
29 30				21.	Explain any "yes" answers that you give in this section:
31 32					
33		CTURAL			
34 35	Yes	No	Unknown	22	1.00
36 37	[]	M		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?
38	[]	1~		23	Are you aware if the Property or any of the structures on it have ever been damaged by fire,
39	LJ	[]	W	23.	smoke, wind or flood?
40	[]	\sim 1	par	24.	Are you aware of any fire retardant plywood used in the construction?
41 42	[]	[J	•	25.	Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the Property?
43 44	[]	W		26.	Are you aware of any present or past efforts made to repair any problems with the items in this section?
45 46 47				27.	Explain any "yes" answers that you give in this section. Please describe the location and nature of the problem:
48 49					
50		IONS/RE	MODELS		
51	Yes	No	Unknown	20	
52 53		[iX			Are you aware of any additions, structural changes or other alterations to the structures on the Property made by any present or past owners?
54 55	[]	IV		29.	Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section:
56 57					
58	DITIM	DING W	ATED AND C	EWA	C.F.
59 60	Yes	No No	ATER AND S Unknown	EWA(J.E.
61				30.	What is the source of your drinking water?
62		/			Public Community System Well on Property Other (explain)
63 64	[]	W		31.	If your drinking water source is not public, have you performed any tests on the water?
65					If so, when?Attach a copy of or describe the results:
66		. /			
67	[]	[Y	[]	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?
69			[]	33.	When was well installed?
70					Location of well?

171 172]]	M			34. 35	Do you have a softener, filter, or other water purification system? Leased Owned What is the type of sewage system?
173 174	[1	1/1				Public Sewer Private Sewer Septic System Cesspool Other (explain):
175	L	1	[~]			30.	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?
176				[]	37.	If Septic System, when was it installed?
177 178				r	1	20	Location?
179	1	1	1.1	l]		When was the Septic System or Cesspool last cleaned and/or serviced?
180] [j j				39.	Are you aware of any abandoned Septic Systems or Cesspools on your Property?
181	1	1	LV			39a	If "yes," is the closure in accordance with the municipality's ordinance? Explain:
182]	1	$\Gamma \sqrt{1}$			40.	Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and
183	-	•					fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems?
184							If "yes," explain
185			_ /				
186]]				41.	Are you aware of the presence of any lead piping, including but not limited to any service line,
187 188							piping materials, fixtures, and solder. If "yes," explain:
189	1	1	[]			12	Are you guyers of any short off Jimmer to I I I I I I I I
190	L	1	ιM			42.	Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the Property?
191]	1	M	ſ]	43	Is either the private water or sewage system shared? If "yes," explain:
192		1	[•]	L	1	15.	is either the private water of sewage system shared. If yes, explain:
193						44.	Water Heater: Electric Fuel Oil Gas
194			/	[1		Age of Water Heater 1 VEAR
195]	1	[]		1	44a.	Are you aware of any problems with the water heater?
196							Explain any "yes" answers that you give in this section:
197							
198							
199							
200	10000		ING AND A			IONI	NG
201 202	Ye	S	No	Unkn	own	16	T. C.I. C. W.
203						46.	Type of Air Conditioning:
204						47	Central one zone Central multiple zone Wall/Window Unit None
205						47.	List any areas of the house that are not air conditioned:
206				[1	48	What is the age of Air Conditioning System? 7-5 y 16-5
207				L	1	49	Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other
208						50	What is the type of heating system? (for example, forced air, hot water or base board, radiator,
209						50.	steam heat) FOLCED AIR
210						51	If it is a centralized heating system, is it one zone or multiple zones?
211							DNE ZONE
212						52.	Age of furnace 25 425 Date of last service: 2024
213						53.	List any areas of the house that are not heated:
214			_				
215	1]	[V	[1	54.	Are you aware of any tanks on the Property, either above or underground, used to store fuel or
216			. /				other substances?
217]]	14/			55.	If tank is not in use, do you have a closure certificate?
218 219	[1				56.	Are you aware of any problems with any items in this section? If "yes," explain:
219							
221	w	OUL	BURNING	STO	VE OD	FIDE	BLACE 32D FLOOR WALL A/C NEVER USED
222	Yes			Unkno		FIRE	PLACE
223	[]	/	1NO	Ulikilo	own	57	Do you havewood burning stove? fireplace?insert?other
224		-/	[]			570	Do you havewood burning stove? \(\sum_\text{tireplace}? \)insert?other
225	ſ	1	[]	Ex.	/		Is it presently usable? If you have a fireplace, when was the flue last cleaned?
226	Ī	1	[]	[•	Y	58a	Was the flue cleaned by a professional or non-professional?
227	Ī]	14	[]	Al		Have you obtained any required permits for any such item?
228	Ĭ.		iv	M	0.0	60.	Are you aware of any problems with any of these items? If "yes," please explain:
229		_					process and any or mose nomes: if yes, prease explain.
230							

231	ELEC	TRICAL	SYSTEM		
232	Yes	No	Unknown		
233				61.	What type of wiring is in this structure?Copper Aluminum Other Unknown
234	/			62.	What amp service does the Property have? 60 100 150 200 Other Unknown
235	[4]	[]	[]	63.	Does it have 240 volt service? Which are presentCircuit Breakers, Fuses or Both?
236	[]	IM		64.	Are you aware of any additions to the original service?
237					If "yes," were the additions done by a licensed electrician? Name and address:
238					in yes, were the additions done by a neclised electrician: Name and address:
239					
240	[]	12	15.12	65	If "yes," were proper building permits and approvals obtained?
241	ίί	DV.	190	66	Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
242	. ,	. ~		67	Explain any "yes" answers that you give in this section:
243				07.	Explain any yes answers that you give in this section:
244					
245					
246	LAND	(SOILS, 1	DRAINAGE	AND F	BOUNDARIES)
247	Yes	No /	Unknown		
248	[]	IV	Cindio Wii	68	Are you aware of any fill or expansive soil on the Property?
249		[]		60	Are you aware of any past or present mining a past in the past of
250	L J	[0]		0).	Are you aware of any past or present mining operations in the area in which the Property is located?
251	f 1	Tr.		70	
252	[]	[0]		70.	Is the Property located in a flood hazard zone?
253		IM		71.	Are you aware of any drainage or flood problems affecting the Property?
254	[]		[]	72.	Are there any areas on the Property which are designated as protected wetlands?
255		14		13.	Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or
256	1.1	f 1		7.4	other easements affecting the Property?
257	[]			74.	Are there any water retention basins on the Property or the adjacent properties?
258	L J	W		/5.	Are you aware if any part of the Property is being claimed by the State of New Jersey as land
259					presently or formerly covered by tidal water (Riparian claim or lease grant)? Explain:
260					
261	r 1	/			
	[]	19		76.	Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls,
262				122	bulkheads, etc.) or maintenance agreements regarding the Property?
263				77.	Explain any "yes" answers to the preceding questions in this section:
264					WATER RETENTION BASIN ACROSS CUL DE SAC
265		. /			
266	[]			78.	Do you have a survey of the Property?
267	ENIM	ONMEN	C. I. W. G. D	D.C.	
268			TAL HAZAR	DS	
269	Yes	No	Unknown		
270	[]			79.	Have you received any written notification from any public agency or private concern informing you
271					that the Property is adversely affected, or may be adversely affected, by a condition that exists on a
272					property in the vicinity of this Property? If "yes," attach a copy of any such notice currently in your
273	F 3	. /			possession.
274	[]			79a.	Are you aware of any condition that exists on any property in the vicinity which adversely affects,
275					or has been identified as possibly adversely affecting, the quality or safety of the air, soil, water,
276					and/or physical structures present on this Property? If "yes," explain:
277		. /			
278	[]			80.	Are you aware of any underground storage tanks (UST) or toxic substances now or previously
279					present on this Property or adjacent property (structure or soil), such as polychlorinated biphenyl
280					(PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium,
281					thorium, lead or other hazardous substances in the soil? If "yes," explain:
282		/			
283	[]	[4		81.	Are you aware if any underground storage tank has been tested?
284					(Attach a copy of each test report or closure certificate if available.)
285	[]	14	[]	82.	Are you aware if the Property has been tested for the presence of any other toxic substances, such
286					as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others?
287					(Attach copy of each test report if available.)
288				83.	If "yes" to any of the above, explain:
289					
290					

291 292	[]	[]		83a	. If "yes" to any of the above, were any actions taken to correct the problem? Explain:
293					
294 295	[]	1	[]	84.	Is the Property in a designated Airport Safety Zone?
296	DEED	RESTRIC	CTIONS, SPE	CIAL	DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS
297	AND C	O-OPS	, 51 2	CILL	DESIGNATIONS, HOMEOWIERS ASSOCIATION/CONDOMINIONS
298	Yes	No /	Unknown		
299	[]	M		85.	Are you aware if the Property is subject to any deed restrictions or other limitations on how it
300					may be used due to its being situated within a designated historic district, or a protected area like
301					the New Jersey Pinelands, or its being subject to similar legal authorities other than typical local
302	/				zoning ordinances?
303	[4]	[]		86.	Is the Property part of a condominium or other common interest ownership plan?
304		[]		86a.	. If so, is the Property subject to any covenants, conditions, or restrictions as a result of its being
305	. /				part of a condominium or other form of common interest ownership?
306	[X	[]		87.	As the owner of the Property, are you required to belong to a condominium association or
307	101				homeowners association, or other similar organization or property owners?
308 309	[[]		87a.	If so, what is the Association's name and telephone number?
310	M	г 1	f 1	0.71	FOREST CREEK CONDOMINIUM ASSOCIATION
311	[]	[]	[]	8/0.	If so, are there any dues or assessments involved?
312	W	f 1		00	If "yes," how much? \$570 \ no. MAINTENACE, \$7254 A45E55MENT Are you aware of any defect, damage, or problem with any common elements or common areas
313	[]	l J		00.	that materially affects the Property?
314	/	[]	f 1	89	Are you aware of any condition or claim which may result in an increase in assessments or fees?
315	[]	[]	14	90.	Since you purchased the Property, have there been any changes to the rules or by-laws of the
316			(•)		Association that impact the Property?
317				91.	Explain any "yes" answers you give in this section:
318					HOA IS BUILDING RESERVE FOR POTENTIAL
319					FUTURE MAINTENANCE SUCH AS ROOF REPLACEMENT
320					
321		LLANEO	US		
322	Yes	No	Unknown		
323 324	[]	[4		92.	Are you aware of any existing or threatened legal action affecting the Property or any condominium
325	[]	./		02	or homeowners association to which you, as an owner, belong?
326	[]			93.	Are you aware of any violations of Federal, State or local laws or regulations relating to this
327	[]	1.1			Property?
328	LJ			94.	Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming
329					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
330					laws.
331		/			
332	[]	[4		95.	Are you aware of any public improvement, condominium or homeowner association assessments
333					against the Property that remain unpaid? Are you aware of any violations of zoning, housing,
334					building, safety or fire ordinances that remain uncorrected?
335	[]	14	[]	96.	Are there mortgages, encumbrances or liens on this Property?
336	[]			96a.	Are you aware of any reason, including a defect in title, that would prevent you from conveying
337					clear title?
338	[]			97.	Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed
339					elsewhere on this form? (A defect is "material," if a reasonable person would attach importance
340					to its existence or non-existence in deciding whether or how to proceed in the transaction.)
341 342					If "yes," explain:
343	[]	51		00	Other than water and cover shows all the same
344	I 1	[0]		90.	Other than water and sewer charges, utility and cable to fees, your local property taxes, any
345					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?
346				99.	Explain any other "yes" answers you give in this section:
347					
348					
349					
350					

351	RADO	N GAS In	structions t	o Owner	S
352	By law	(N.J.S.A.	26:2D-73),	a Proper	rty owner who has had his or her Property tested or treated for radon gas may require that information
353	about su	ich testin	g and treatn	nent be k	kept confidential until the time that the owner and a buyer enter into a contract of sale, at which time
354	a copy o	of the test	results and	evidence	e of any subsequent mitigation or treatment shall be provided to the buyer. The law also provides that
355	owners	may waiy	e. in writing	g, this rig	tht of confidentiality. As the owner(s) of this Property, do you wish to waive this right?
356	Yes	No	.,	5,	and the second of the second o
357	M	[]	Ť	Val	
358	[0]	LJ	<u></u>	nitials)	(Initials)
359			(11	ilitiais)	(initials)
360	16				
	II you re	esponaea	yes, answ	ver the to	llowing questions. If you responded "no," proceed to the next section.
361					
362	Yes	No	Unknow		
363	[]	[]		10	0. Are you aware if the Property has been tested for radon gas? (Attach a copy of each test report if
364		/			available.)
365	[]	[4]		10	1. Are you aware if the Property has been treated in an effort to mitigate the presence of radon gas?
366		/			(If "yes," attach a copy of any evidence of such mitigation or treatment.)
367	[]	11		102	2. Is radon remediation equipment now present in the Property?
368	Ĺĺ	i ú			2a. If "yes," is such equipment in good working order?
369					yes, seems squipment in good menting order.
370	MAJOR	RAPPLI	ANCES AN	ND OTH	ER ITEMS
371					ated by the Seller shall be controlling as to what appliances or other items, if any, shall be included
372	in the s	ale of the	Property	Which	of the following items are present in the Property? (For items that are not present, indicate "not
373	applicab	le ")	rioperty.	willen v	the following items are present in the Property: (For items that are not present, indicate not
374	аррисав	ic.)			
375	Vac	NI.	11.1	37/4	
376	Yes	No	Unknown	1 N/A	100 FL -1 0 B -0
		[]		11/	103. Electric Garage Door Opener
377		l J		[-]	103a. If "yes," are they reversible? Number of Transmitters
378	[N	ll	[]		104. Smoke Detectors
379					Battery Electric V Both How many6
380					Carbon Monoxide Detectors How many
381		/			Battery Electric V Both How many 6 Carbon Monoxide Detectors How many 1 Location 2ND FLOOR HALL
382	[]	[Y		[]	105. With regard to the above items, are you aware that any item is not in working order?
383					105a. If "yes," identify each item that is not in working order or defective and explain the nature
384					of the problem:
385		/			
386	[]	[4		[]	106In-ground pool Above-ground pool Pool Heater Spa/Hot Tub
387	[]	[]	[]	[4	106a. Were proper permits and approvals obtained?
388	[]	[]		[V	106b. Are you aware of any leaks or other defects with the filter or the walls or other structural or
389					mechanical components of the pool or spa/hot tub?
390	[]	[]		17	106c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?
391					107. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)
392					[Y] Refrigerator
393					$\begin{bmatrix} \gamma \end{bmatrix}$ Range
394					[7] Microwave Oven
395					[V] Dishwasher
396					[7] Trash Compactor
397					
398					[y] Garbage Disposal
399					[ý] In-Ground Sprinkler System
400					[$$] Central Vacuum System
					[ý] Security System
401					['Y] Washer
					[γ] Dryer
403					[] Intercom
404	/				[] Other
405					108. Of those that may be included, is each in working order?
407					If "no," identify each item not in working order, explain the nature of the problem:
408					
409					
410					

		. 1	
2	.1.1.	- 111.	
SELLER SELLER	10/16/25	SELLER SELLER	DATE
SELLER ELAINE KATZ	DATE	SELIJER	DATE
ELAINE KATZ	10/16/29	uu_	
SELLER	DATE	SELLER	DATE
EXECUTOR, ADMINISTRATOR, TR	USTEE (if applicable)		
		ersonal knowledge necessary to complete th	is Disclosure Statement.
	•	, and the second	
SIGNED	DATE	SIGNED	DATE
	Ditte	STOTIED	DATE
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SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT CONTINUES ON NEXT PAGE



NEW JERSEY REALTORS® SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT ADDENDUM REGARDING FLOOD RISK

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471 472 473 Pursuant to N.J.S.A. 56:8-19.2, all Sellers of real property (including both residential and non-residential property) must complete questions 109-117 below.

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Sellers of real property must answer these questions before the purchaser becomes obligated under any contract for the purchase of the Property. This is the case regardless of whether the Seller completes questions 1-108. Sellers must verify their answers to questions 109-110, and may do so using the Flood Risk Notification Tool located at nireal.to/flood-disclosure. Questions 111-117 must be answered based on the Seller's actual knowledge.

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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.

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

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- 109. 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?
- 110. 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?
- 111. 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.

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.

112. 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.

- 113. 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.
- 114. 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.

115. 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? \$



	If so, how many times?		ation, or river overflow?
	117. Explain any "yes" answe	ers that you give in this section:	
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estate brokerage firm represer	nting or assisting the Seller to pro	ovide this completed Flood Risk Addend	um to the Disclosure S
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The undersigned Prospective Is to signing a Contract of Sale p the Disclosure Statement is not condition of the Property. Prosportive Engrovide information relating to does not address local conditionation property. Prospective Buyer acknowl to purchase the Property. Prosperal estate broker/broker-salesp inspector. PROSPECTIVE BUYER	a warranty by Seller and that it is pective Buyer acknowledges that the actual condition of the Propert the condition of the land, structure in which may affect a purchaser's edges that they may independently ective Buyer acknowledges that hereson/salesperson does not constitute that the best of the person does not constitute the person do	etive Buyer acknowledges that this comp is Prospective Buyer's responsibility to satisfact the Property may be inspected by qualified by Prospective Buyer further acknowledging res, major systems and amenities, if any, use and enjoyment of the Property such a rinvestigate such local conditions before the or she understands that the visual inspection as professional home inspection as professional home inspection as professional home inspection.	leted Flood Risk Addentisty himself or herself a professionals, at Prosest that this form is integented in the sale. The as noise, odors, traffic wentering into a binding oction performed by the performed by a licensed
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The undersigned Prospective It to signing a Contract of Sale p the Disclosure Statement is not condition of the Property. Prosportive English of the Property	a warranty by Seller and that it is pective Buyer acknowledges that the actual condition of the Propert the condition of the land, structure in which may affect a purchaser's edges that they may independently ective Buyer acknowledges that hereson/salesperson does not constitute that the best of the person does not constitute the person do	etive Buyer acknowledges that this comp is Prospective Buyer's responsibility to satisfact the Property may be inspected by qualified by Prospective Buyer further acknowledging res, major systems and amenities, if any, use and enjoyment of the Property such a rinvestigate such local conditions before the or she understands that the visual inspection as professional home inspection as professional home inspection as professional home inspection.	leted Flood Risk Addentisty himself or herself at professionals, at Proses that this form is integrated in the sale. The as noise, odors, traffic ventering into a binding oction performed by the performed by a licensed DATE
The undersigned Prospective It to signing a Contract of Sale p the Disclosure Statement is not condition of the Property. Prosportive English of the Property	a warranty by Seller and that it is pective Buyer acknowledges that the actual condition of the Propert the condition of the land, structure in which may affect a purchaser's edges that they may independently ective Buyer acknowledges that hereson/salesperson does not constitute that the best of the person does not constitute the person do	etive Buyer acknowledges that this comp is Prospective Buyer's responsibility to satisfact the Property may be inspected by qualified by Prospective Buyer further acknowledging res, major systems and amenities, if any, use and enjoyment of the Property such a rinvestigate such local conditions before the or she understands that the visual inspection as professional home inspection as professional home inspection as professional home inspection.	leted Flood Risk Addentisty himself or herself at professionals, at Proses that this form is integrated in the sale. The as noise, odors, traffic ventering into a binding oction performed by the performed by a licensed DATE

380	ACKNOWLEDGMENT OF REAL ESTATE BROKER/BR	OKER-SALESPERSON/SALESPERSON
587	The undersigned Seller's real estate broker/broker-broker-sale	sperson/salesperson acknowledges receipt of this completed Flood Risk
588	Addendum to the Disclosure Statement and that the information	contained in this form was provided by the Seller
589		To make an and form was provided by the Schot.
590	The Seller's real estate broker/broker-salesperson/salesperson al	so confirms that he or she visually inspected the Property with reasonable
591	diligence to ascertain the accuracy of the information disclosed	by the Seller, prior to providing a copy of the property disclosure statement
592	to the buyer.	by the seller, prior to providing a copy of the property disclosure statement
593	to the buyer.	
594	The Progressive Daysor's real estate backer that all the	
595	Addendam to the Buyer's real estate broker/broker/broker-sale	sperson also acknowledges receipt of this completed Flood Disclosure
596	Addendum to the Property Disclosure for the purpose of providi	ng it to the Prospective Buyer.
597	This Hong	10/19/25
	Vocas 1100	
598	SELLER'S REAL ESTATE BROKER/	DATE
599	BROKER-SALESPERSON/SALESPERSON:	
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603	PROSPECTIVE BUYER'S REAL ESTATE BROKER/	DATE
604	BROKER-SALESPERSON/SALESPERSON	
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645	ADDENDUM REGARDING STATUTORY DISCLO	SURES & OTHER ITEMS CONTINUES ON NEXT PAGE
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NEW JERSEY REALTORS® SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT ADDENDUM REGARDING STATUTORY DISCLOSURES & OTHER ITEMS

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to pre	epar	e a	ertai Solai	ning to r Panel	the So	for generating electricity or heating, any and all inverters, net meter, wiring, roof supports and any lar Panels (collectively, the "Solar Panel System"). This information may be used, among other pur tum to be affixed to and made a part of a contract of sale for the Property.
Yes		No	/			
[]			X			Is the Property serviced by a Solar Panel System?
If you	ı res	spor	nded	"yes,"	answer	the following questions.
Yes		No	1	Unk	nown	
]	118. When was the Solar Panel System Installed?
				[]	118a. What is the name and contact information of the business that installed the Solar Panel System
[]]]			118b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," attach copies to this form.
[]		[1	ſ]	119. Are SRECs available from the Solar Panel/System?
. ,			•	ŗ	j	119a. If SRECs are available, when will the SRECs expire?
[]]	1		j	120. Is there any storage capacity on the Property for the Solar Panel System?
ίί		Ī				121. Are you aware of any defects in or damage to any component of the Solar Panel System? I
						explain:
						Choose one of the following three options:
[]						122a. The Solar Penal System is England and
. ,						122a. The Solar Panel System is financed under a power purchase agreement or other type of financed under a power purchase agreement or other agree
						arrangement which requires me/us to make periodic payments to a Solar Panel System pro
						in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to Sectibelow.
[]						
[]						122b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to <u>Section B</u> below. 122c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.
						1220. If we own the solar Pallet System outright. If yes, you do not have to answer any further questions.
						SECTION A - THE SOLAR PANEL SYSTEM IS SUBJECT TO A PPA
				1]	123. What is the current periodic payment amount? \$
				j		124. What is the frequency of the periodic payments (check one)? [] Monthly [] Quarterly
				j		125. What is the expiration date of the PPA, which is when you will become the owner of the
				·	1	Panel System? ("PPA Expiration Date")
[]		[]				126. Is there a balloon payment that will become due on or before the PPA Expiration Date?
5 5				[1	127. If there is a balloon payment, what is the amount? \$
						Choose one of the following three options:
[]						128a. Buyer will assume my/our obligations under the PPA at Closing.
ij						128b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the
7 (5)						Panel System can be included in the sale free and clear.
[]						128c. I/we will remove the Solar Panel System from the Property and pay off or otherwise o
						cancellation of the PPA as of the Closing.
						Sperious P. Took
				r	1	SECTION B - THE SOLAR PANEL SYSTEM IS SUBJECT TO A LEASE
]	129. What is the current periodic lease payment amount? \$
]	130. What is the frequency of the periodic lease payments (check one)? [] Monthly [] Quarterly
				L	J	131. What is the expiration date of the lease?
[]						Choose one of the following two options:
[]						132a. Buyer will assume our obligations under the lease at Closing.
. 1						132b. I/we will obtain an early termination of the lease and will remove the Solar Panel System to Closing.





[]			SECTION C - THE SOLAR PA	NEL SYSTEM IS SUBJECT TO ENERGY CERTIF	
I I	[]	[]	133. Are Solar Transition I	Renewable Energy Certificates ("TRECs") a	ICATE(S)
			System?		variable from the Solar Panel
r 1	r 1	[]	133a. If TRECs are available	e, when will the TRECs expire?	
[]	[]	[]	134. Are Solar Renewable E	nergy Certificate IIs ("SREC IIs") available fr	om the Solar Panel System?
		[]	134a. If SKEC IIs are availal	ble, when will the SREC IIs expire?	
WATE	R INTRU	SION Pursua	nt to N.J.S.A. 56:8-19.1		
Yes	No /	Unknown	n to 11.3.3.A. 30.0-19.1		
[]	[4]	[]	135. Are you aware of any	water leakage, accumulation or dampness, t	n programa of mold
			similar natural substanc	e, or repairs or other attempts to control any verse describe the nature of the issue and any a	vater or dampness problem on
			If you murguent to No.	1	
			Guidelines for New Jer	Jersey law, the buyer of the real Property is resey Residents' pamphlet issued by the New	advised to refer to the 'Mold
			(nireal.to/mold-guideline	and has the right to request a physical co	Jersey Department of Health
			real estate broker, broke	r-salesperson, or salesperson.	opy of the pamphlet from the
		and the second s	/		
es Tes	/		CE Pursuant to P.L.2025, c19		
]	No	Unknown	126 1 1		
1			136. Is there a secondary	power source at the Property (i.e. perma	nently installed combustion
			energy)?	, battery storage systems, or any other supp	lemental source of electrical
]	[]			stalled within 18 inches of the main electric	.1
			warning of the dangers	associated with the secondary power sources?	al panel and electrical meter
			7	and secondary power sources:	
		MENT OF SE			
The unde	ersigned Se	eller affirms tl	hat the information set forth in	this Disclosure Statement is accurate and co	mplete to the best of Seller's
mowicu	ge, but is i	iot a warranty	as to the condition of the Pro	perty. Seller hereby authorizes the real actato	brokaraga firma managanting
1 4331311	ing the Sen	er to provide	this Disclosure Statement to al	prospective hovers of the Property and to a	than man C 11
ione is	me source	of all informa	ation contained in this stateme	nt. *If the Seller relied upon any credible re	presentations of another the
ener sin	outu state t	ne name(s) or	the person(s) who made the rep	presentation(s) and describe the information th	at was relied upon.
	/		<i>(</i> 2		
0)	ANUS	LLAT	2 10/16/25	Jan I Vate	
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EELLER				SELLER	
EELLER EXECUT	ΓOR, ADN	MINISTRATO	OR, TRUSTEE (if applicable)		DATE
ELLER	ΓOR, ADN	MINISTRATO	OR, TRUSTEE (if applicable)	SELLER ersonal knowledge necessary to complete this	DATE
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ELLER XECUT he under	ΓOR, ADN	MINISTRATO	OR, TRUSTEE (if applicable) ed the Property and lacks the pe	ersonal knowledge necessary to complete this	DATE Disclosure Statement.
ELLER EXECUT	ΓOR, ADN	MINISTRATO	OR, TRUSTEE (if applicable)		DATE
ELLER XECUT he under	ΓOR, ADN	MINISTRATO	OR, TRUSTEE (if applicable) ed the Property and lacks the pe	ersonal knowledge necessary to complete this	DATE Disclosure Statement.
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EXECUT The under	ΓOR, ADN	MINISTRATO	OR, TRUSTEE (if applicable) ed the Property and lacks the pe	ersonal knowledge necessary to complete this	DATE Disclosure Statement.
SELLER EXECUT	ΓOR, ADN	MINISTRATO	OR, TRUSTEE (if applicable) ed the Property and lacks the pe	ersonal knowledge necessary to complete this	DATE Disclosure Statement.
SELLER EXECUT	ΓOR, ADN	MINISTRATO	OR, TRUSTEE (if applicable) ed the Property and lacks the pe	ersonal knowledge necessary to complete this	DATE Disclosure Statement.
ELLER EXECUT he under	FOR, ADM	MINISTRATO	OR, TRUSTEE (if applicable) ed the Property and lacks the pe	ersonal knowledge necessary to complete this	DATE Disclosure Statement. DATE

761 762 763 764 765 766 767 768 769 770 771 772 773 774 775	RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER The undersigned Prospective Buyer acknowledges receipt of this completed Statutory Disclosures & Other Items Addendum to Disclosure Statement prior to signing a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this completed Statutory Disclosures & Other Items Addendum is not a warranty by Seller and that it is Prospective Buyer's responsibility to satisfy himself or herself as to the condition of the Property. Prospective Buyer's acknowledges that the Property may be inspected by qualified professionals, at Prospective Buyer's expense, to determine the actual condition of the Property. Prospective Buyer further acknowledges that this form is intended to provide information relating to the condition of the land, structures, major systems and amenities, if any, included in the sale. This form does not address local conditions which may affect a purchaser's use and enjoyment of the Property such as noise, odors, traffic volume, etc. Prospective Buyer acknowledges that they may independently investigate such local conditions before entering into a binding contract to purchase the Property. Prospective Buyer acknowledges that he or she understands that the visual inspection performed by the Seller's real estate broker/broker-salesperson/salesperson does not constitute a professional home inspection as performed by a licensed home inspector. PROSPECTIVE BUYER DATE PROSPECTIVE BUYER DATE				
776	TROOT BETT TO TEN		3 (2004) 1935 - 1954 - 1954 - 1955 -		
777 778 779	PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE	
781 782 783 784 785 786 787 788 789 790	Other Items Addendum to the Disclosure State The Seller's real estate broker/broker-salesper diligence to ascertain the accuracy of the infort to the buyer. The Prospective Buyer's real estate broker/br	dersigned Seller's real estate broker/broker-broker-salesperson/salesperson acknowledges receipt of this Statutory Disclosures & ems Addendum to the Disclosure Statement and that the information contained in this form was provided by the Seller. ler's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the Property with reasonable to ascertain the accuracy of the information disclosed by the Seller, prior to providing a copy of the property disclosure statement uyer. Dispective Buyer's real estate broker/broker-broker-salesperson also acknowledges receipt of this completed Statutory Disclosures of Items Addendum to the Property Disclosure for the purpose of providing it to the Prospective Buyer.			
791	That the		10/19/00		
792 793 794 795 796	SELLER'S REAL ESTATE BROKER/ BROKER-SALESPERSON/SALESPERSON		DATE		
797 798 799 800 801 802 803 804 805 806 807 808	PROSPECTIVE BUYER'S REAL ESTATE E BROKER-SALESPERSON/SALESPERSON		DATE		