

# Licensee Detail with Addl Pics Report

Listings as of 09/19/2025 at 8:15AM

Active 09/19/25

Listing #: 2604460R  
County: Middlesex

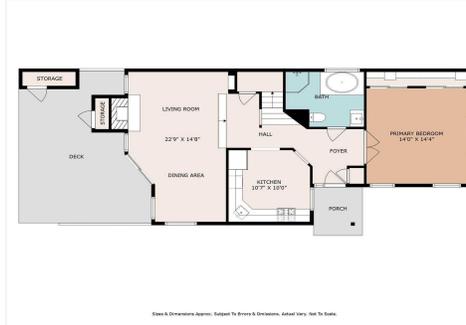
1 Ardsley Sq, Sayreville, NJ 08859-2303

List Price: \$499,000



**Property Type** Residential  
**Area** Sayreville  
**Beds** 3  
**# Full Baths(FH)** 2 (2 0)  
**Year Built** 1985  
**Tax ID** 19003680200001  
**DOM** 0

**Property Subtype** Condo/TH  
**Square Footage** 1622  
**Lot Sq Ft (approx)** 1886  
**Acres** 0.0433







**Directions**

Washington Road to Ernston Road to Ardsley Square

**Remarks for Buyers**

Spacious End-Unit 3-Bedroom Townhome in a Prime Location! Welcome to this beautiful end-unit 3-bedroom, 2-bath townhome offering a bright, open-concept layout designed for comfort and entertaining. The spacious living and dining room features large windows, a cozy gas fireplace, and sliding doors that lead to a private patio perfect for morning coffee or outdoor gatherings. The kitchen includes a brand-new refrigerator, making meal prep a breeze. This home offers a convenient first-floor bedroom, while upstairs you'll find two generously sized bedrooms, a second full bath, and a spacious loft plus an additional office space ideal for working from home, a hobby room, or study area. Laundry is located on the second floor for added convenience. For peace of mind, this home is equipped with a Generac gas-powered generator, so you'll never be without power during an outage. As an end unit, you'll enjoy extra privacy and additional natural light. This well-maintained community features a pool, playground, tennis courts, and professional landscaping. Conveniently located near major highways, shopping, dining, and schools this home is a must-see!

**Agent-Only Rmrks** House sold as is condition. Nothing wrong with the house. Seller will not give any credits. Lock all doors, Shut off all the lights.

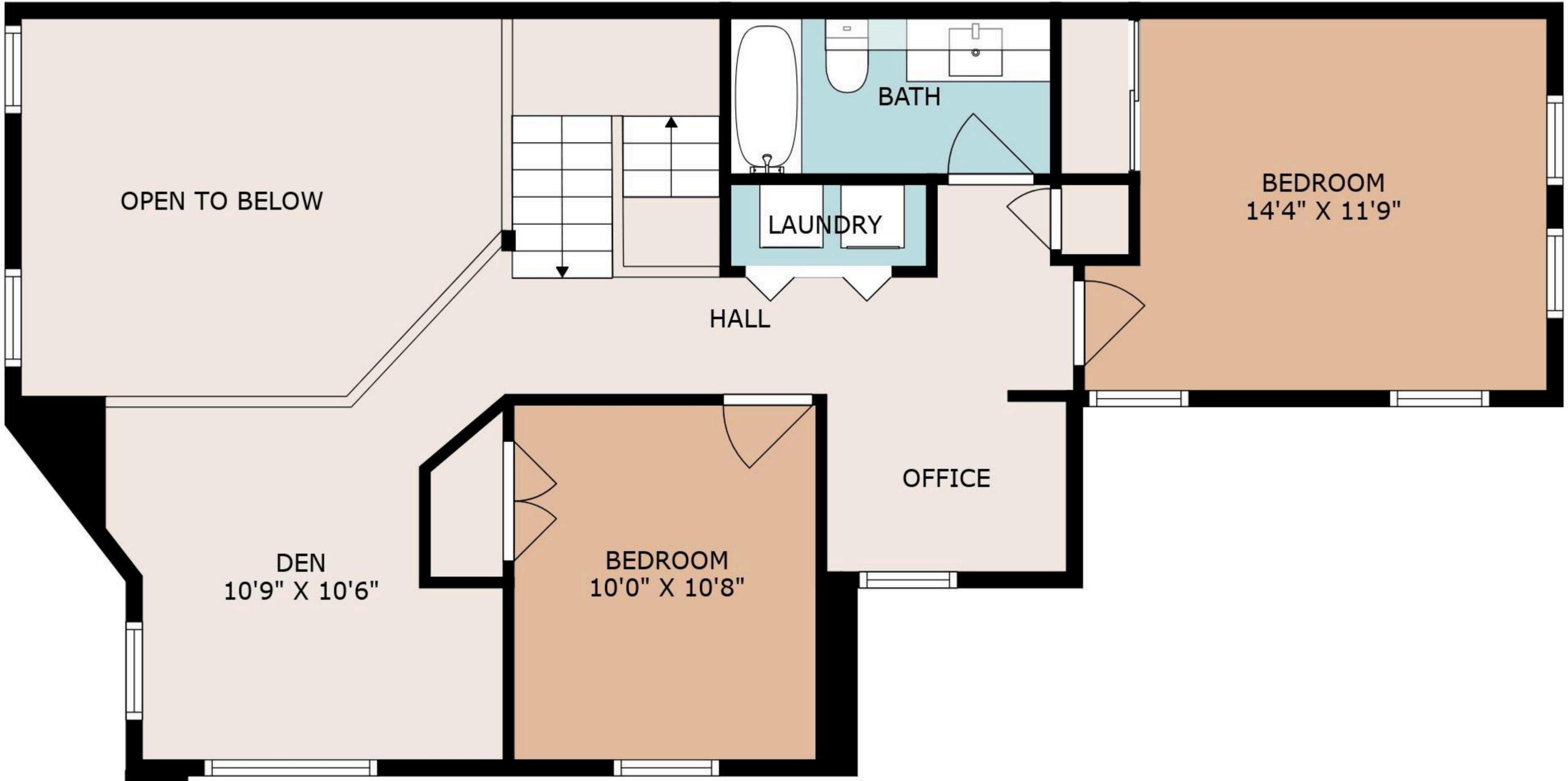
**Listing Agent** YOUSUF S SYED (ID:YOUSSYED),Primary:732-754-2541 ,Fax:201-731-8370  
**Listing Office** EXP REALTY, LLC (ID:REXP),Phone: 866-201-6210, FAX: 201-731-8370  
**Listing Type** Excl. Right to Sell **Listing Date** 09/19/25

<b>Amenities</b>	Outdoor Pool, Playground, Tennis Courts	<b>Annual Taxes</b>	\$7302
<b>Appliances</b>	Dishwasher, Dryer, Gas Range/Oven, Microwave Oven, Refrigerator, Tabletop Range, Washer	<b>Appointment Phone</b>	(800) 746-9464
<b>Association Approval Required</b>	No	<b>Assoc Fee Frequency</b>	Monthly
<b>Attached YN</b>	Yes	<b>Adult Community</b>	No
<b>Block</b>	368.02	<b>Basement</b>	No
<b>Building Assessment</b>	\$84000	<b>Cool</b>	A/C Central - All
<b>Dining Room</b>	Yes	<b>Distribution</b>	Homes.com, Realtor.com, ListHub.com
<b>Dining Features</b>	Living Dining Combo	<b>Driveway Description</b>	Blacktop, See Remarks
<b>Exterior Features</b>	Open Porch(es), Deck, Enclosed Porch(es), Sidewalk	<b>Exterior</b>	See Remarks, Vinyl Siding
<b>Fee(s) Include</b>	See remarks, Snow Removal, Trash Removal, Lawn Maintenance	<b>Finance</b>	Cash, Conventional
<b>Flooring</b>	Carpet, Ceramic, See Remarks, Wood	<b>Fireplace Description</b>	Gas Fireplace
<b># of Fireplaces</b>	1	<b>Fuel</b>	Natural Gas
<b># of Garage Spaces</b>	0	<b>Heat</b>	Forced Air
<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>	\$35000
<b>Lot Description</b>	Near Shopping, Near Train	<b>Lot</b>	1
<b>Lot Width</b>	0.00	<b>Lot Depth</b>	65.00
<b>Level 1</b>	1 Bedroom, Kitchen, Living Room, Bath Full, Dining Room	<b>Level 2</b>	1 Bedroom, 2 Bedrooms, Bath Full, Loft
<b>Level 3</b>	Attic	<b>Modified/Accessibility Features</b>	No
<b>Maintenance Fee</b>	\$287	<b>Maintenance Fee Frequency</b>	Monthly
<b># Rooms</b>	7	<b>Occupancy</b>	See Remarks, Vacant
<b>Other Fees</b>	\$0	<b>Ownership</b>	Condominium, See Remarks
<b>Possession</b>	At Closing	<b>Parking Desc</b>	Parking-On Site, Parking-Open
<b>Property Disclosure</b>	No	<b>Restrictions YN</b>	No
<b>Roof Description</b>	Asphalt Shingle	<b>School District</b>	Sayreville Borough School Dist
<b>Complex, SubDiv, Dev</b>	Bluespring/Sayreville	<b>Service</b>	Snow Removal, Trash Collection
<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 Visible only in ShowingTime</b>	Log and go Middlesex supra
<b>Style</b>	Colonial, Contemporary, Townhouse	<b>Tax Year</b>	2024
<b># of Stories</b>	2.00	<b>Trans Type</b>	Sellers/Landlords Agent/Disclosed Dual Agent/Designated Agent if the opportunity arises
<b>Utilities</b>	Cable TV, Electric, Gas	<b>Water</b>	Public
<b>Water Heater</b>	Gas	<b>Zoning</b>	B2

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

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

6  
7 Additionally, the New Jersey Law of Flood Risk Notification, PL.2023.c93, requires sellers of all real property located in New  
8 Jersey to make certain supplemental disclosures concerning flood risks on the “Flood Risk Addendum” incorporated within the  
9 property condition disclosure statement. As a result of these two laws:

- 10 • All sellers of **residential property** must complete Questions 1-108 on the property condition disclosure statement; and
- 11 • All sellers of **residential and non-residential (i.e. commercial)**, must complete the Flood Risk Addendum, Questions  
12 109-117, on the property condition disclosure statement.

13  
14  
15 Moreover, regarding the property condition disclosure statement, the New Jersey Division of Consumer Affairs has provided the  
16 following instructions:

17  
18  
19 *The purpose of the Property Condition Disclosure Statement (“Disclosure Statement”), including the Flood Risk Addendum, is to disclose the*  
20 *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*  
21 *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*  
22 *this form. All prospective buyers of the property are cautioned to carefully inspect the property and to carefully inspect the surrounding area for any*  
23 *off-site conditions that may adversely affect the property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer’s*  
24 *hiring of qualified experts to inspect the property.*

25  
26 *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*  
27 *the question is phrased in the singular, such as if a duplex has multiple furnaces, water heaters, and fireplaces.*

28  
29 *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*  
30 *of residential real property must answer these questions before the purchaser becomes obligated under any contract for the purchase of the property.*  
31 *Questions 1 through 108 must be answered to the best of the seller’s knowledge, unless otherwise stated.*

32  
33 *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*  
34 *for all sellers of real property (including both residential and non-residential property). Sellers of real property must answer these questions before the*  
35 *purchaser becomes obligated under any contract for the purchase of the property. This is the case regardless of whether a seller completes questions*  
36 *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*  
37 *Tool located at [floaddisclosure.nj.gov](http://floaddisclosure.nj.gov). Questions 111 through 117 must be answered based on the seller’s actual knowledge.*

38  
39 *A seller must execute a separate acknowledgement for each portion of the Disclosure Statement that the seller completes. If a seller does not answer*  
40 *questions 1 through 108, no acknowledgement is required for that portion. However, the mandatory Flood Risk Addendum must still be completed*  
41 *and acknowledged in all cases.*

42  
43 Lastly, **New Jersey REALTORS® Seller’s Property Condition Disclosure Statement**, Form #140, includes an Addendum  
44 Regarding Statutory Disclosures & Other Items, Questions 118-136a, to be answered to the best of seller’s knowledge as required  
45 by law.





NEW JERSEY REALTORS\*
SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 1 Ardsley Square, Sayreville, NJ 08859

("Property")

Seller: Victor Kumatsky

("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 1985
2. Does the Seller currently occupy this Property?
If not, how long has it been since Seller occupied the Property? 9/12/25
3. What year did the Seller buy the Property? 2002
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

Yes No Unknown

Yes No Unknown

Yes No Unknown

- 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

- 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:
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?



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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 |   |
|--------------------------|--------------------------|---------|---|
| <input type="checkbox"/> | <input type="checkbox"/> |         | 16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the Property?  |
| <input type="checkbox"/> | <input type="checkbox"/> |         | 17. Are you aware of any damage to the Property caused by termites/wood destroying insects, dry rot, or pests?  |
| <input type="checkbox"/> | <input type="checkbox"/> |         | 18. If "yes," has work been performed to repair the damage?   |
| <input type="checkbox"/> | <input type="checkbox"/> |         | 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: _____<br>_____ |
| <input type="checkbox"/> | <input type="checkbox"/> |         | 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: _____<br>_____<br>_____  |

**STRUCTURAL ITEMS**

- | Yes                      | No                       | Unknown |  |
|--------------------------|--------------------------|---------|--|
| <input type="checkbox"/> | <input type="checkbox"/> |         | 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? |
| <input type="checkbox"/> | <input type="checkbox"/> |         | 23. Are you aware if the Property or any of the structures on it have ever been damaged by fire, smoke, wind or flood?   |
| <input type="checkbox"/> | <input type="checkbox"/> |         | 24. Are you aware of any fire retardant plywood used in the construction?  |
| <input type="checkbox"/> | <input type="checkbox"/> |         | 25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the Property?   |
| <input type="checkbox"/> | <input type="checkbox"/> |         | 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: _____<br>_____<br>_____   |

**ADDITIONS/REMODELS**

- | Yes                      | No                       | Unknown |   |
|--------------------------|--------------------------|---------|---|
| <input type="checkbox"/> | <input type="checkbox"/> |         | 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? |
| <input type="checkbox"/> | <input type="checkbox"/> |         | 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section: _____<br>_____<br>_____          |

**PLUMBING, WATER AND SEWAGE**

- | Yes                      | No                       | Unknown                  |   |
|--------------------------|--------------------------|--------------------------|---|
|                          |                          |                          | 30. What is the source of your drinking water?<br><input checked="" type="checkbox"/> Public <input type="checkbox"/> Community System <input type="checkbox"/> Well on Property <input type="checkbox"/> Other (explain) _____ |
| <input type="checkbox"/> | <input type="checkbox"/> |                          | 31. If your drinking water source is not public, have you performed any tests on the water? If so, when? _____<br>Attach a copy of or describe the results: _____<br>_____  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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?                                 |
|                          |                          | <input type="checkbox"/> | 33. When was well installed? _____<br>Location of well? _____   |

- 171   34. Do you have a softener, filter, or other water purification system? Leased Owned
- 172
- 173   35. What is the type of sewage system?  
Public Sewer Private Sewer Septic System Cesspool Other (explain): \_\_\_\_\_
- 174   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?
- 175
- 176  37. If Septic System, when was it installed? \_\_\_\_\_
- 177 Location? \_\_\_\_\_
- 178  38. When was the Septic System or Cesspool last cleaned and/or serviced? \_\_\_\_\_
- 179   39. Are you aware of any abandoned Septic Systems or Cesspools on your Property?
- 180   39a. If "yes," is the closure in accordance with the municipality's ordinance? Explain: \_\_\_\_\_
- 181
- 182   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 \_\_\_\_\_
- 183
- 184
- 185
- 186   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: \_\_\_\_\_
- 187
- 188
- 189   42. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the Property?
- 190    43. Is either the private water or sewage system shared? If "yes," explain: \_\_\_\_\_
- 191
- 192
- 193 44. Water Heater:  Electric  Fuel Oil  Gas
- 194  Age of Water Heater \_\_\_\_\_
- 195   44a. Are you aware of any problems with the water heater?
- 196 45. Explain any "yes" answers that you give in this section: \_\_\_\_\_
- 197
- 198
- 199

**HEATING AND AIR CONDITIONING**

- 200
- 201 Yes No Unknown
- 202
- 203 46. Type of Air Conditioning:  
Central one zone Central multiple zone Wall/Window Unit None
- 204 47. List any areas of the house that are not air conditioned: \_\_\_\_\_
- 205
- 206  48. What is the age of Air Conditioning System? \_\_\_\_\_
- 207 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, steam heat) \_\_\_\_\_
- 209
- 210 51. If it is a centralized heating system, is it one zone or multiple zones? \_\_\_\_\_
- 211
- 212 52. Age of furnace \_\_\_\_\_ Date of last service: \_\_\_\_\_
- 213 53. List any areas of the house that are not heated: \_\_\_\_\_
- 214
- 215    54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or other substances?
- 216
- 217   55. If tank is not in use, do you have a closure certificate?
- 218   56. Are you aware of any problems with any items in this section? If "yes," explain: \_\_\_\_\_
- 219
- 220

**WOODBURNING STOVE OR FIREPLACE**

- 221
- 222 Yes No Unknown
- 223   57. Do you have wood burning stove? fireplace? insert? other
- 224   57a. Is it presently usable?
- 225    58. If you have a fireplace, when was the flue last cleaned? \_\_\_\_\_
- 226    58a. Was the flue cleaned by a professional or non-professional? \_\_\_\_\_
- 227    59. Have you obtained any required permits for any such item?
- 228   60. Are you aware of any problems with any of these items? If "yes," please explain: \_\_\_\_\_
- 229
- 230

231 **ELECTRICAL SYSTEM**

232	Yes	No	Unknown
233			
234	<input type="checkbox"/>	<input type="checkbox"/>	
235	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
236	<input type="checkbox"/>	<input type="checkbox"/>	
237			
238			
239			
240	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
241	<input type="checkbox"/>	<input type="checkbox"/>	
242			
243			
244			
245			

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? Generac  
 If "yes," were the additions done by a licensed electrician? Name and address: \_\_\_\_\_  
Corbin Electrical Services  
732-536-0444
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: \_\_\_\_\_

246 **LAND (SOILS, DRAINAGE AND BOUNDARIES)**

247	Yes	No	Unknown
248	<input type="checkbox"/>	<input type="checkbox"/>	
249	<input type="checkbox"/>	<input type="checkbox"/>	
250			
251	<input type="checkbox"/>	<input type="checkbox"/>	
252	<input type="checkbox"/>	<input type="checkbox"/>	
253	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
254	<input type="checkbox"/>	<input type="checkbox"/>	
255			
256	<input type="checkbox"/>	<input type="checkbox"/>	
257	<input type="checkbox"/>	<input type="checkbox"/>	
258			
259			
260			
261	<input type="checkbox"/>	<input type="checkbox"/>	
262			
263			
264			
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266	<input type="checkbox"/>	<input type="checkbox"/>	
267			

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?

268 **ENVIRONMENTAL HAZARDS**

269	Yes	No	Unknown
270	<input type="checkbox"/>	<input type="checkbox"/>	
271			
272	<input type="checkbox"/>	<input type="checkbox"/>	
273	<input type="checkbox"/>	<input type="checkbox"/>	
274	<input type="checkbox"/>	<input type="checkbox"/>	
275			
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278	<input type="checkbox"/>	<input type="checkbox"/>	
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283	<input type="checkbox"/>	<input type="checkbox"/>	
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285	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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.)
83. If "yes" to any of the above, explain: \_\_\_\_\_

291   83a. If "yes" to any of the above, were any actions taken to correct the problem? Explain: \_\_\_\_\_  
 292 \_\_\_\_\_  
 293 \_\_\_\_\_  
 294    84. Is the Property in a designated Airport Safety Zone?  
 295 \_\_\_\_\_

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

298 Yes No Unknown  
 299   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   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   87. As the owner of the Property, are you required to belong to a condominium association or  
 307 homeowners association, or other similar organization or property owners?  
 308   87a. If so, what is the Association's name and telephone number? Sayrebrooke Residential  
 309 Community/Urban Building Evaluations, INC. 732-409-3991 ext 15  
 310    87b. If so, are there any dues or assessments involved?  
 311 If "yes," how much? \$287 monthly  
 312   88. Are you aware of any defect, damage, or problem with any common elements or common areas  
 313 that materially affects the Property?  
 314    89. Are you aware of any condition or claim which may result in an increase in assessments or fees?  
 315    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 Karen Gibby 732-409-3991 ext. 15  
 319 \_\_\_\_\_  
 320 \_\_\_\_\_

**MISCELLANEOUS**

322 Yes No Unknown  
 323   92. Are you aware of any existing or threatened legal action affecting the Property or any condominium  
 324 or homeowners association to which you, as an owner, belong?  
 325   93. Are you aware of any violations of Federal, State or local laws or regulations relating to this  
 326 Property?  
 327   94. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming  
 328 uses, or set-back violations relating to this Property? If so, please state whether the condition is  
 329 pre-existing non-conformance to present day zoning or a violation to zoning and/or land use  
 330 laws. \_\_\_\_\_  
 331 \_\_\_\_\_  
 332   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    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 If "yes," explain: \_\_\_\_\_  
 342 \_\_\_\_\_  
 343   98. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any  
 344 special assessments and any association dues or membership fees, are there any other fees that you  
 345 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 \_\_\_\_\_  
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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.

- |                          |                          |                          |  |
|--------------------------|--------------------------|--------------------------|--|
| <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.")

- |                          |                          |                          |                                     |   |
|--------------------------|--------------------------|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 104. Smoke Detectors  |
|                          |                          |                          | <input type="checkbox"/>            | Battery <input type="checkbox"/> Electric <input type="checkbox"/> Both How many _____  |
|                          |                          |                          | <input type="checkbox"/>            | Carbon Monoxide Detectors How many _____  |
|                          |                          |                          |                                     | Location _____  |
| <input type="checkbox"/> | <input 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 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 checked="" type="checkbox"/> | Refrigerator  |
|                          |                          |                          | <input checked="" type="checkbox"/> | Range   |
|                          |                          |                          | <input checked="" type="checkbox"/> | Microwave Oven  |
|                          |                          |                          | <input checked="" type="checkbox"/> | 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"/>            | Washer  |
|                          |                          |                          | <input type="checkbox"/>            | Dryer   |
|                          |                          |                          | <input type="checkbox"/>            | Intercom  |
|                          |                          |                          | <input type="checkbox"/>            | 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: _____  |

**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.

*I answered to the best of my knowledge AS this is my father's home and I am the POA. Please rely on home inspection & the HOA information directly from Sayrebrook Residential Community*

*Chitra Caroline (POA)* *9/17/25*  
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.

SIGNED DATE SIGNED DATE

**RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

The undersigned Prospective Buyer acknowledges receipt of this Disclosure Statement prior to signing a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this Disclosure Statement 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 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

PROSPECTIVE BUYER DATE PROSPECTIVE BUYER DATE

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

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

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

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

*Yousuf Syed* dotloop verified 09/17/25 9:45 PM EDT RIAL-7ZEN-PTA1-GSAQ  
SELLER'S REAL ESTATE BROKER/ BROKER-SALESPERSON/SALESPERSON DATE

PROSPECTIVE BUYER'S REAL ESTATE BROKER/ BROKER-SALESPERSON/SALESPERSON DATE

**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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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.

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 [njreal.to/flood-disclosure](http://njreal.to/flood-disclosure). Questions 111-117 must be answered based on the Seller's actual knowledge.

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 your 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

Unknown

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. 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? \$ \_\_\_\_\_

116. 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? \_\_\_\_\_



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

**ACKNOWLEDGMENT OF SELLER**

The undersigned Seller affirms that the information set forth in the above Flood Risk Addendum to the Disclosure Statement is accurate and complete to Seller's actual 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 completed Flood Risk Addendum to the 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 representation 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.

\_\_\_\_\_  
\_\_\_\_\_

*Antonia C...* (POA) 9/17/25  
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.

\_\_\_\_\_  
SIGNED DATE SIGNED DATE

**RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

The undersigned Prospective Buyer acknowledges receipt of this completed Flood Risk Addendum to the Disclosure Statement prior to signing a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this completed Flood Risk Addendum to the Disclosure Statement 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 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

\_\_\_\_\_  
PROSPECTIVE BUYER DATE PROSPECTIVE BUYER DATE

**SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT CONTINUES ON NEXT PAGE**

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

The undersigned Seller's real estate broker/broker/broker-salesperson/salesperson acknowledges receipt of this completed Flood Risk Addendum to the Disclosure Statement and that the information contained in this form was provided by the Seller.

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

The Prospective Buyer's real estate broker/broker/broker-salesperson also acknowledges receipt of this completed Flood Disclosure Addendum to the Property Disclosure for the purpose of providing it to the Prospective Buyer.

*Yousuf Syed* dotloop verified 09/17/25 9:45 PM EDT CJM4-B359-1DVS-TWHK

SELLER'S REAL ESTATE BROKER/ DATE  
BROKER-SALESPERSON/SALESPERSON:

[Empty signature box]

PROSPECTIVE BUYER'S REAL ESTATE BROKER/ DATE  
BROKER-SALESPERSON/SALESPERSON

ADDENDUM REGARDING STATUTORY DISCLOSURES & OTHER ITEMS CONTINUES ON NEXT PAGE



NEW JERSEY REALTORS®  
SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT  
ADDENDUM REGARDING STATUTORY DISCLOSURES & OTHER ITEMS

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**SOLAR PANEL SYSTEMS** Pursuant to P.L. 2023, c.312

This section is applicable if 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  Is the Property serviced by a Solar Panel System?

If you responded "yes," answer the following questions.

- | Yes                      | No                       | Unknown                  |   |
|--------------------------|--------------------------|--------------------------|---|
|                          |                          | <input type="checkbox"/> | 118. When was the Solar Panel System Installed? _____   |
|                          |                          | <input type="checkbox"/> | 118a. What is the name and contact information of the business that installed the Solar Panel System? _____                   |
| <input type="checkbox"/> | <input type="checkbox"/> |                          | 118b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please attach copies to this form. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 119. Are SRECs available from the Solar Panel System?   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 119a. If SRECs are available, when will the SRECs expire? _____   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 120. Is there any storage capacity on the Property for the Solar Panel System?  |
| <input type="checkbox"/> | <input type="checkbox"/> |                          | 121. 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:**

- 122a. 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.
- 122b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to **Section B** below.
- 122c. 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**

- 123. What is the current periodic payment amount? \$ \_\_\_\_\_
- 124. What is the frequency of the periodic payments (check one)?  Monthly  Quarterly
- 125. What is the expiration date of the PPA, which is when you will become the owner of the Solar Panel System? \_\_\_\_\_ ("PPA Expiration Date")
- 126. Is there a balloon payment that will become due on or before the PPA Expiration Date?
- 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.
- 128b. 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.
- 128c. 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**

- 129. What is the current periodic lease payment amount? \$ \_\_\_\_\_
- 130. What is the frequency of the periodic lease payments (check one)?  Monthly  Quarterly
- 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.
- 132b. 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)**

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133. Are Solar Transition Renewable Energy Certificates ("TREC's") available from the Solar Panel System?  
133a. If TREC's are available, when will the TREC's expire? \_\_\_\_\_  
134. Are Solar Renewable Energy Certificates IIs ("SREC IIs") available from the Solar Panel System?  
134a. If SREC IIs are available, when will the SREC IIs expire? \_\_\_\_\_

**WATER INTRUSION** Pursuant to N.J.S.A. 56:8-19.1

Yes No Unknown

135. 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.

**SECONDARY POWER SOURCE** Pursuant to P.L.2025, c19

Yes No Unknown

136. Is there a secondary power source at the Property (i.e. permanently installed combustion generators, solar panels, battery storage systems, or any other supplemental source of electrical energy)?

136a. If "yes," is a label installed within 18 inches of the main electrical panel and electrical meter warning of the dangers associated with the secondary power sources?

**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.

*Answered to the best of my knowledge as this is my father's home and I am the POA. (Please rely on inspecting and HMA)*

<i>Ante Guba (POA)</i>	<i>9/17/25</i>		
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.

SIGNED	DATE	SIGNED	DATE

**ADDENDUM REGARDING STATUTORY DISCLOSURES & OTHER ITEMS CONTINUES ON NEXT PAGE**

761 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

762 The undersigned Prospective Buyer acknowledges receipt of this completed Statutory Disclosures & Other Items Addendum to Disclosure  
763 Statement prior to signing a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this completed Statutory  
764 Disclosures & Other Items Addendum is not a warranty by Seller and that it is Prospective Buyer's responsibility to satisfy himself or  
765 herself as to the condition of the Property. Prospective Buyer's acknowledges that the Property may be inspected by qualified professionals,  
766 at Prospective Buyer's expense, to determine the actual condition of the Property. Prospective Buyer further acknowledges that this form is  
767 intended to provide information relating to the condition of the land, structures, major systems and amenities, if any, included in the sale.  
768 This form does not address local conditions which may affect a purchaser's use and enjoyment of the Property such as noise, odors, traffic  
769 volume, etc. Prospective Buyer acknowledges that they may independently investigate such local conditions before entering into a binding  
770 contract to purchase the Property. Prospective Buyer acknowledges that he or she understands that the visual inspection performed by the  
771 Seller's real estate broker/broker-salesperson/salesperson does not constitute a professional home inspection as performed by a licensed  
772 home inspector.

773		774	
775 PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE
776		777	
778 PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE
779		780	

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

781 The undersigned Seller's real estate broker/broker/broker-salesperson/salesperson acknowledges receipt of this Statutory Disclosures &  
782 Other Items Addendum to the Disclosure Statement and that the information contained in this form was provided by the Seller.

783  
784 The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the Property with reasonable  
785 diligence to ascertain the accuracy of the information disclosed by the Seller, prior to providing a copy of the property disclosure statement  
786 to the buyer.

787  
788 The Prospective Buyer's real estate broker/broker/broker-salesperson also acknowledges receipt of this completed Statutory Disclosures  
789 & Other Items Addendum to the Disclosure Statement, providing it to the Prospective Buyer.

790 Yousuf Syed	<i>Yousuf Syed</i>	dotloop verified 09/17/25 9:45 PM EDT MVCG-KJSD-39KD-QHJW	791
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792 SELLER'S REAL ESTATE BROKER/  
793 BROKER-SALESPERSON/SALESPERSON: DATE

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797 PROSPECTIVE BUYER'S REAL ESTATE BROKER/  
798 BROKER-SALESPERSON/SALESPERSON DATE

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

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

**(A) Documents.**

If the Property is a condominium or is subject to a homeowners' association, Seller shall make available to Buyer upon request, prior to or 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 condominium and/or homeowners' association. The name(s), address(es) and telephone number(s) of the association(s) is/are:  
**Sayrebrooke Residential Community, Urban Building Evaluations, Inc.**

1 Willow Pond Drive, Howell, NJ, 07731  
Karen Gibby 732-409-3991  
ext. 15  
GibbyK@U-B-E.com

**(B) Approval.**

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

**(C) Fees.**

Seller represents that the current monthly association fee is \$287.00. Buyer acknowledges that associations commonly require a one-time non-refundable capital contribution or start-up fee, which shall be the responsibility of Buyer to pay.

**(D) Assessments.**

Seller represents that the association has imposed or may be imposing an assessment payable after Closing by Buyer in the amount of \$ \_\_\_\_\_ for the following purpose: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**(E) Inspections.**

Within seven (7) business days of Seller's receipt of a report by Buyer's qualified inspector within the Inspection Time Period that identifies a physical defect or environmental condition that affects the Property itself which is, or is caused by, a physical defect or environmental condition of a common element or limited common element maintained by the condominium and/or homeowner's association, Seller 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 or correct such defect or condition, in which case Seller has notified the association and/or management company of the need to repair the defect or condition and the association and/or management company has agreed to correct the defect or condition prior to or after closing.

If Seller provides such notice to Buyer, then Seller's obligation regarding the defect or condition will be deemed satisfied and Seller will 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 Contract by notifying Seller in writing within seven (7) business days thereafter. If Buyer fails to void this Contract within the seven (7) 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 such defect or condition.

*(signature page to follow)*



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**WITNESS:**

[Signature Line] [Signature Line]

BUYER Date

[Signature Line] *Christine Cundlere (POA)* dotloop verified  
09/17/25 4:39 PM EDT  
MYSZ-OPKU-CLZH-CDPJ

SELLER Date

[Signature Line] [Signature Line]

SELLER Date

[Signature Line] [Signature Line]

SELLER Date

[Signature Line] [Signature Line]

SELLER 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](http://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:** *Christine Cavaliere (POA)* dotloop verified  
09/15/25 1:05 AM EDT  
ZKRP-IZRP-JDAZ-ZYM6 **Date:** \_\_\_\_\_

**Seller/Landlord:**  **Date:** \_\_\_\_\_

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

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

