

CLIENT SUMMARY WITH ADDITIONAL PICTURES REPORT

ML#:2608022R

259 McFarlane Rd, Colonia, NJ 07067-3639

Active Coming Soon 01/ N

\$729,000



Property Type: Residential
Area: Colonia
Complex/SubDiv: Colonia Terrace
Section:
Model Name:
Beds: 4
Baths: 3 (3 0)
Garage Spaces: 0
Basement: Yes
Year Built: 1947
Tax ID/APN: 25004190500001
Tax Year: 2024
Annual Taxes: \$13,041
Prop. Disclosure: Yes

Property Subtype: Single Family
County/City: Middlesex
Adult Community: No
Style: Colonial, Custom Dev
DOM: 0
Square Footage: 1,898
Price Per SqFt: \$384.09
Lot Sq Ft (Approx): 7,401
Lot Acres (Approx): 0.1699
Original Price: \$729,000
Listing Price: \$729,000
Selling Price: \$0
SP%LP:
School District: Woodbridge Townshi

[MAP](#)
[PICS](#)
[TOUR](#)
[MORTGAGE CALC](#)

Directions: Chain O Hill To Mcfarlane

Nestled at the end of a quiet dead-end street in the sought-after Chain O' Hills" neighborhood of Colonia, this beautifully maintained Colonial sits proudly on a sun-filled corner lot and offers 4 bedrooms and 3 full baths across approximately 1,898 square feet of comfortable living space. The inviting great room features soaring vaulted ceilings, oversized windows, elegant crown-molding accents, and a cozy gas fireplace that flows seamlessly onto a spacious deck overlooking the private fenced backyard. The gourmet kitchen is equipped with a center island and stainless-steel appliances, making it ideal for both everyday meals and entertaining. The fully finished basement, approximately 726 square feet, adds valuable flexibility with space perfect for a recreation room, entertainment area, office, or additional storage. Upstairs, the private primary suite offers a peaceful retreat complete with a full en-suite bath featuring dual sinks and a closet. Additional highlights include an attached garage, a two-car driveway, a backyard storage shed, and energy-efficient features such as leased 2023 solar panels and an EV connector. Conveniently located near major highways including the Garden State Parkway and NJ Turnpike and just minutes from shopping, dining, parks, schools, and commuter options like the Metropark train station, this home is also close to several places of worship, adding to the comfort and convenience of everyday living. Blending location, functionality, and modern upgrades, this property is an exceptional find in one of Colonia's most desirable neighborhoods.



PRESENTED BY:

YOUSUF S SYED

LIC: 0455412

Primary: 732-754-2541

homesbyyousuf@gmail.com

<http://www.homesbyyousuf.com>

EXP REALTY, LLC

28 VALLEY RD SUITE 1 MONTCLAIR NJ 07042

866-201-6210

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	BEDS	4
	BATHS	3 (3 0)
	SQ FEET	1898*
	LOT SIZE	0.1699*
	YEAR BUILT	1947
	DOM	0

Nestled at the end of a quiet dead-end street in the sought-after Chain O' Hills" neighborhood of Colonia, this beautifully maintained Colonial sits proudly on a sun-filled corner lot and offers 4 bedrooms and 3 full baths across approximately 1,898 square feet of comfortable living space. The inviting great room features soaring vaulted ceilings, oversized windows, elegant crown-molding accents, and a cozy gas fireplace that flows seamlessly onto a spacious deck overlooking the private fenced backyard. The gourmet kitchen is equipped with a center island and stainless-steel appliances, making it ideal for both everyday meals and entertaining. The fully finished basement, approximately 726 square feet, adds valuable flexibility with space perfect for a recreation room, entertainment area, office, or additional storage. Upstairs, the private primary suite offers a peaceful retreat complete with a full en-suite bath featuring dual sinks and a closet. Additional highlights include an attached garage, a two-car driveway, a backyard storage shed, and energy-efficient features such as leased 2023 solar panels and an EV connector. Conveniently located near major highways including the Garden State Parkway and NJ Turnpike and just minutes from shopping, dining, parks, schools, and commuter options like the Metropark train station, this home is also close to several places of worship, adding to the comfort and convenience of everyday living. Blending location, functionality, and modern upgrades, this property is an exceptional find in one of Colonia's most desirable neighborhoods.

LISTING DATES

Listing Date: 01/28/26

Entry Date: 01/28/26

Expiration Date: 07/31/26

LISTING AGENT & OFFICE INFORMATION

Agent: YOUSUF S SYED(ID:YOUSSYED), Phone:732-754-2541, Lic:0455412, homesbyyousuf@gmail.com
Office: EXP REALTY, LLC(ID:REXP), Phone:866-201-6210, Office Lic.:1008064

LICENSEE NOTE

First day Of Showing 01/30/26 Please take off your shoes or use Shoe covers.\$th Bed room is using as a dining room.Camera surveillance is on.Send all signed disclosures With offer.

GENERAL INFORMATION

Lvl Info Unit/House:	1 Level,2 Levels,3(+) Levels	# Rooms:	10
Beds:	4	Baths:	3 (3 0)
Square Footage:	1898*	Square Ft Source:	Tax Records
Lot Sq Ft (approx):	7401	Lot Acres (approx):	0.1699
SqFt Avail- How Calc:	See Remarks	Year Built:	1947*
Style:	Colonial,Custom Development,Remarks	Ownership:	Fee Simple
# of Garage Spaces:	1	Lot Size:	0.00 x 100.00
Garage Description:	Attached Garage	Lot Description:	Corner
Parking Desc:	Driveway	Exterior:	See Remarks,Vinyl Siding
Driveway Desc:	1 Car Width,2 Cars Deep,Blacktop	Exterior Features:	Deck,Storage Shed
		Roof Description:	Asphalt Shingle
		Restrictions Y/N:	No
		Mod./ Access. Feat:	No

ADDITIONAL INFORMATION

# of Stories:	3.00	# of Fireplaces:	1
Kitchen Features:	Granite/Corian Countertops,Breakfast Bar†,Kitchen Exhaust Fan,Center Island,Eat-in Kitchen	Fireplace Desc.:	Gas Fireplace
Flooring:	Ceramic†,See Remarks,Wood	Attached YN	No
Dining Room:	Yes	Appliances:	Dishwasher,Dryer,Gas Range/Oven,Kitchen Exhaust Fan,Microwave
Dining Rm Features:	Formal Dining Room		Oven†,Refrigerator,Tabletop Range†,Washer

DESCRIPTIVE FEATURES

Basement:	Yes
Basement Type:	Full,Fully Finished
Basement Desc.:	Recreation Room,Laundry Facilities
Level 1:	Great Room,Kitchen,Dining Room
Level 2:	1 Bedroom,2 Bedrooms,3 Bedrooms,Bath Full
Level 3:	1 Bedroom,Bath Full

UTILITIES INFORMATION

Heat:	Forced Air
Fuel:	Natural Gas
Cool:	A/C Central - All,Ceiling Fan(s)†
Water Heater:	Electric†,Gas
Water:	Public
Utilities:	Electric,Gas
Service:	Garbage Included In Tax
Sewer:	Public Sewer

TAX INFORMATION

County:	Middlesex	Tax ID:	25004190500001
Tax Year:	2024	Annual Taxes:	\$13,041
Zoning:	R-6	Block:	419.05
Lot:	1	Building Assess.:	\$81,800
Land Assessment:	\$24,800	Total Assess.:	\$106,600
Owner Name:	Rasheed, Hasham ---	Other Fees:	\$0
		Owner Phone:	-

FINANCIAL INFORMATION

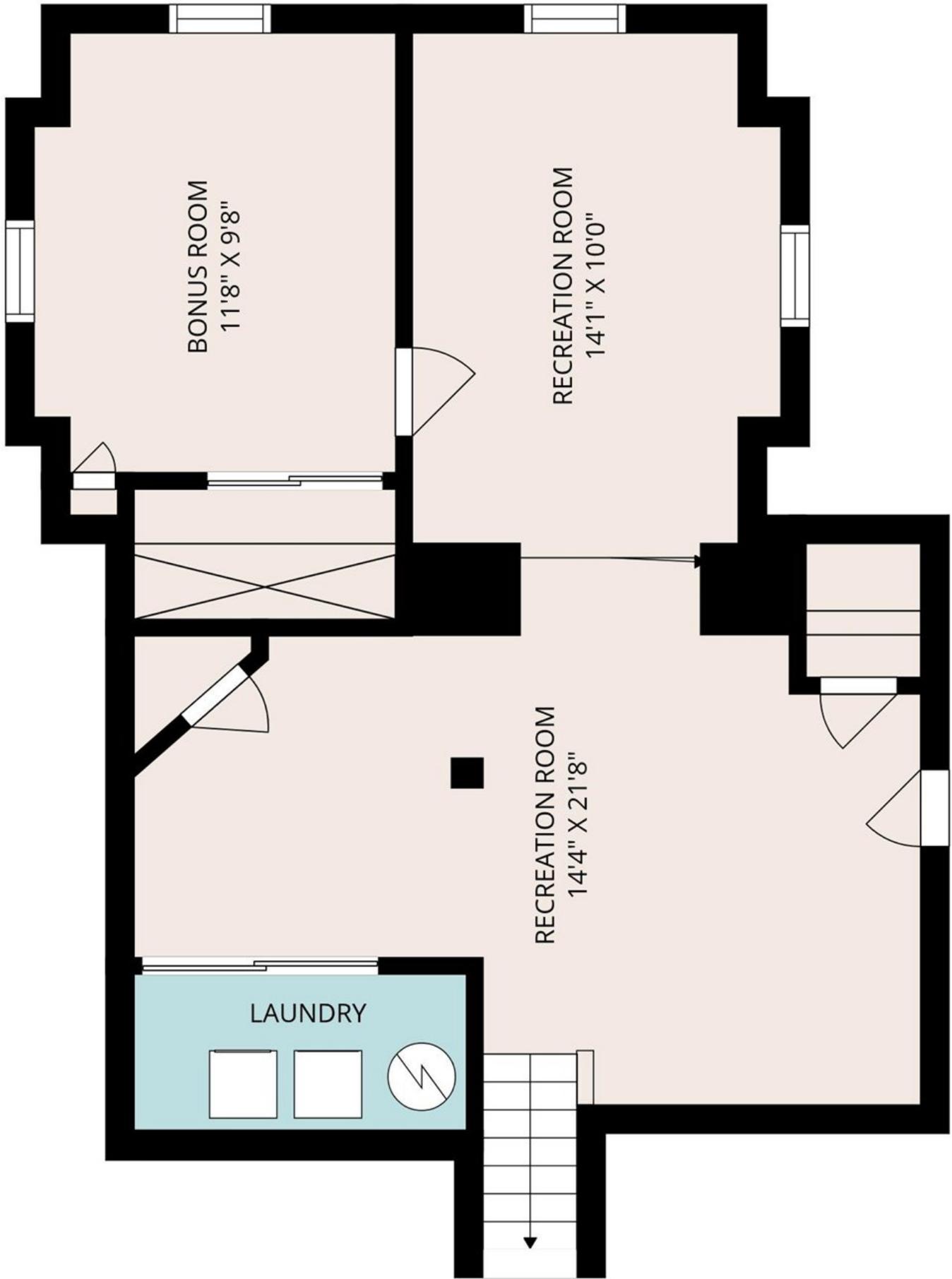
Finance:	Cash,Conventional,FHA,VA
Possession:	At Closing
Occupancy:	Owner Occupied

SHOWING INFORMATION

Listing Date:	01/28/26	Entry Date:	01/28/26
Showing Date:	01/30/26	Listing Type:	Excl. Right to Sell
		Appointment Phone:	(800) 746-9464
Trans Type:	Sellers/Landlords Agent/Disclosed Dual Agent/Designated Agent if the opportunity arises		
Directions to Prop.:	Chain O Hill To Mcfarlane		
Show:	APPT-PH#,Showing Time - Use APPT-PH#,Showing Time - Use MLS Link or App		

DISSEMINATION OF INFORMATION

Internet Addr. Y/N:	Yes
IDX Y/N:	Yes
Distribution:	Homes.com,Realtor.com,ListHub.com

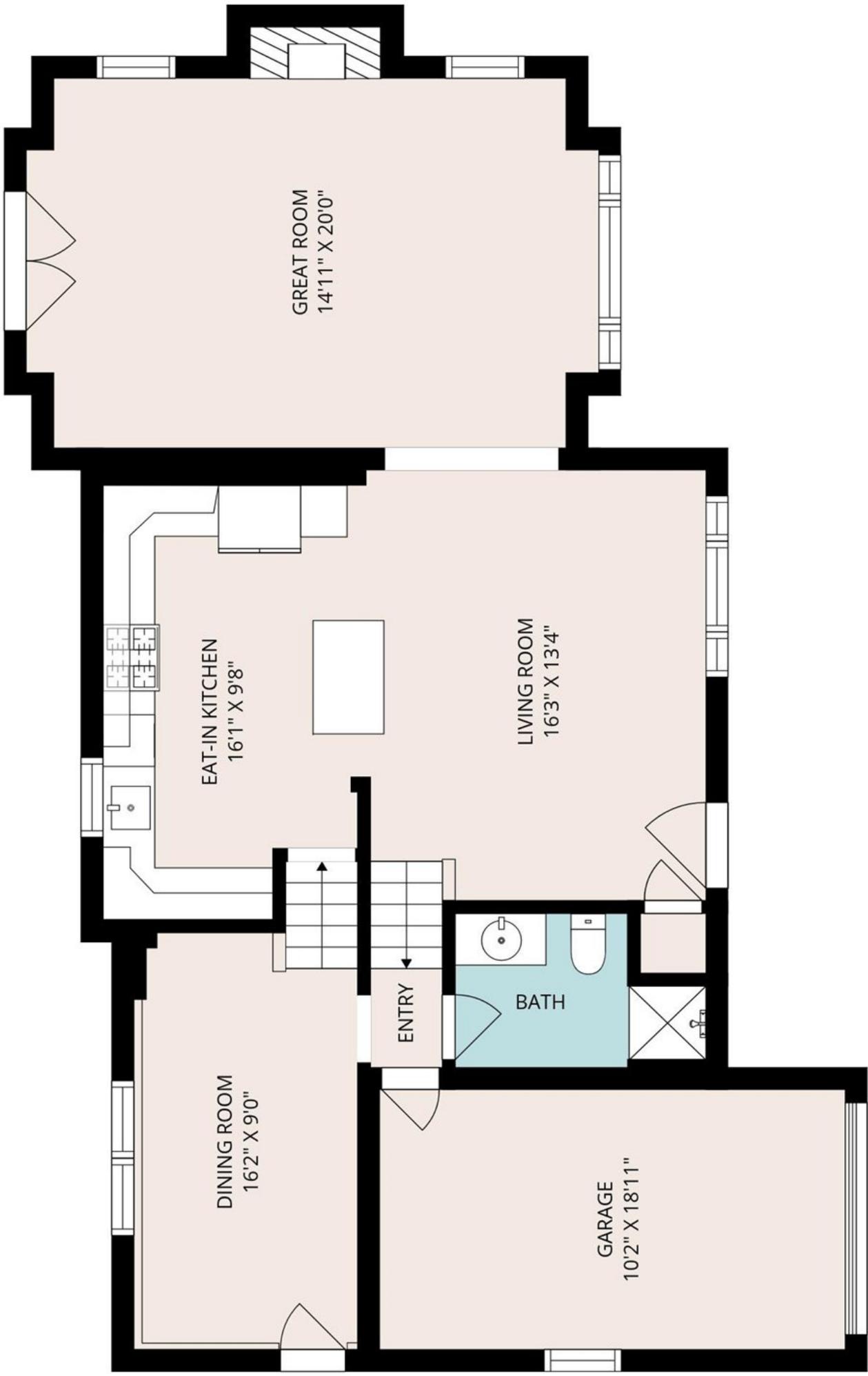


BONUS ROOM
11'8" X 9'8"

RECREATION ROOM
14'1" X 10'0"

RECREATION ROOM
14'4" X 21'8"

LAUNDRY



GREAT ROOM
14'11" X 20'0"

EAT-IN KITCHEN
16'1" X 9'8"

LIVING ROOM
16'3" X 13'4"

DINING ROOM
16'2" X 9'0"

ENTRY

BATH

GARAGE
10'2" X 18'11"



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



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

I. LEAD PAINT WARNING

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

II. PROPERTY ADDRESS: 259 McFarlane Road, Colonia, NJ 07067

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


01/28/26
12:07 PM EST
dotloop verified

- (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

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


01/28/26
12:07 PM EST
dotloop verified

- (b) Records and Reports available to the seller (check one below):
 Seller has no reports or records pertaining to lead-based paint and/or lead-based hazards in the housing.
 Seller has the following reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing, all of which seller has provided to its listing agent, and has directed its listing agent to provide purchaser or purchaser's agent with these records and reports **prior to seller accepting any offer to purchase** (list documents below):


01/28/26
12:07 PM EST
dotloop verified

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

IV. SELLER'S CERTIFICATION OF ACCURACY

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

Seller  dotloop verified 01/28/26 12:07 PM EST MKRC-SZKT-OYXV-BGWB Seller _____ Date _____
Seller _____ Date _____ Seller _____ Date _____

V. LISTING AGENT'S CERTIFICATION OF ACCURACY

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

Listing Agent  dotloop verified 01/28/26 12:12 PM EST 9XLE-QRIU-KVQP-TX3E Date _____

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

- (a) Purchaser has received copies of all information listed in Section III above.
(b) Purchaser has received the pamphlet Protect Your Family From Lead in Your Home.



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(c) Purchaser has (check one below):

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

VII. PURCHASER'S CERTIFICATION OF ACCURACY

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

Purchaser _____ Date _____ Purchaser _____ Date _____

Purchaser _____ Date _____ Purchaser _____ Date _____

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

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

Selling/Buyer's Agent _____ Date _____



WIRE FRAUD NOTICE

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

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

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

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

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

Seller/Landlord: dotloop verified
01/28/26 9:36 PM EST
GVCL-WK30-OKKW-XN9D **Date:** _____

Seller/Landlord: **Date:** _____

Buyer/Tenant: **Date:** _____

Buyer/Tenant: **Date:** _____





**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, P.L.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, P.L.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
- 11 • All sellers of **residential property** must complete Questions 1-108 on the property condition disclosure statement; and
- 12
- 13 • All sellers of **residential and non-residential (i.e. commercial)**, must complete the Flood Risk Addendum, Questions
- 14 109-117, on the property condition disclosure statement.
- 15

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

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 flooddisclosure.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.

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NEW JERSEY REALTORS®
SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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56 Property Address: 259 McFarlane Road, Colonia, NJ 07067

57
58 _____ (“Property”).

59 Seller: Hasham Rasheed

60
61 _____ (“Seller”).

62
63
64 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
65 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
66 addressed in this printed form. Seller alone is the source of all information contained in this form. All prospective buyers of the Property
67 are cautioned to carefully inspect the Property and to carefully inspect the surrounding area for any off-site conditions that may adversely
68 affect the Property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer’s hiring of qualified experts
69 to inspect the Property.

70
71 If your Property consists of multiple units, systems and/or features, please provide complete answers on all such units, systems and/or
72 features even if the question is phrased in the singular, such as if a duplex has multiple furnaces, water heaters and fireplaces.

73
74 OCCUPANCY

- | 75 | Yes | No | Unknown | |
|----|-------------------------------------|--------------------------|-------------------------------------|---|
| 76 | | | <input checked="" type="checkbox"/> | 1. Age of House, if known _____ |
| 77 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | 2. Does the Seller currently occupy this Property?
If not, how long has it been since Seller occupied the Property? _____ |
| 78 | | | | 3. What year did the Seller buy the Property? <u>2022</u> |
| 79 | | | | 3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of
80 the Property? If “yes,” please attach a copy of it to this form. |

81
82
83 ROOF

- | 84 | Yes | No | Unknown | |
|----|--------------------------|-------------------------------------|-------------------------------------|---|
| 85 | | | <input checked="" type="checkbox"/> | 4. Age of roof _____ |
| 86 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 5. Has roof been replaced or repaired since Seller bought the Property? |
| 87 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 6. Are you aware of any roof leaks? |
| 88 | | | | 7. Explain any “yes” answers that you give in this section: _____ |
| 89 | | | | _____ |

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

- | 92 | Yes | No | Unknown | |
|-----|-------------------------------------|-------------------------------------|---------|---|
| 93 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | 8. Does the Property have one or more sump pumps? |
| 94 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 8a. Are there any problems with the operation of any sump pump? |
| 95 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 9. Are you aware of any water leakage, accumulation or dampness within the basement or crawl
96 spaces or any other areas within any of the structures on the Property? |
| 97 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 9a. Are you aware of the presence of any mold or similar natural substance within the basement or
98 crawl spaces or any other areas within any of the structures on the Property? |
| 99 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 10. Are you aware of any repairs or other attempts to control any water or dampness problem in the
100 basement or crawl space? If “yes,” describe the location, nature and date of the repairs: _____ |
| 101 | | | | _____ |
| 102 | | | | |
| 103 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If “yes,” specify
104 location: _____ |
| 105 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which
106 the attic or roof was constructed? |
| 107 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | 13. Is the attic or house ventilated by: <input type="checkbox"/> a whole house fan? <input type="checkbox"/> an attic fan? |
| 108 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 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

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

- 20. Are you aware of any termite/pest control inspections or treatments performed on the Property in the past?
 Yes No Unknown
- 21. Explain any "yes" answers that you give in this section: _____

STRUCTURAL ITEMS

Yes No Unknown

- 22. Are you aware of any movement, shifting, or other problems with walls, floors, or foundations, including any restrictions on how any space, other than the attic or roof, may be used as a result of the manner in which it was constructed?
 Yes No Unknown
- 23. Are you aware if the Property or any of the structures on it have ever been damaged by fire, smoke, wind or flood?
 Yes No Unknown
- 24. Are you aware of any fire retardant plywood used in the construction?
 Yes No Unknown
- 25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the Property?
 Yes No Unknown
- 26. Are you aware of any present or past efforts made to repair any problems with the items in this section?
 Yes No Unknown
- 27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the problem: _____

ADDITIONS/REMODELS

Yes No Unknown

- 28. Are you aware of any additions, structural changes or other alterations to the structures on the Property made by any present or past owners?
 Yes No Unknown
- 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section: _____

PLUMBING, WATER AND SEWAGE

Yes No Unknown

- 30. What is the source of your drinking water?
 Public Community System Well on Property Other (explain) _____
- 31. If your drinking water source is not public, have you performed any tests on the water? If so, when? _____
 Attach a copy of or describe the results: _____

- 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?
 Yes No Unknown
- 33. When was well installed? _____
 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
- 191 43. Is either the private water or sewage system shared? If "yes," explain: _____
- 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

Yes No Unknown

- 201
- 202 46. Type of Air Conditioning:
Central one zone Central multiple zone Wall/Window Unit None
- 203
- 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

Yes No Unknown

- 221
- 222
- 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

	Yes	No	Unknown	
233				61. What type of wiring is in this structure? <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> Other <input type="checkbox"/> Unknown
234	<input type="checkbox"/>	<input type="checkbox"/>		62. What amp service does the Property have? <input type="checkbox"/> 60 <input type="checkbox"/> 100 <input type="checkbox"/> 150 <input type="checkbox"/> 200 <input type="checkbox"/> Other <input checked="" type="checkbox"/> Unknown
235	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	63. Does it have 240 volt service? Which are present <input type="checkbox"/> Circuit Breakers, <input type="checkbox"/> Fuses or <input checked="" type="checkbox"/> Both?
236	<input checked="" type="checkbox"/>	<input type="checkbox"/>		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				<u>first class electric</u>
239				<u>619 raritan road cranford nj</u>
240	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	65. If "yes," were proper building permits and approvals obtained?
241	<input type="checkbox"/>	<input checked="" type="checkbox"/>		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				_____
244				_____
245				_____

246 LAND (SOILS, DRAINAGE AND BOUNDARIES)

	Yes	No	Unknown	
248	<input type="checkbox"/>	<input checked="" type="checkbox"/>		68. Are you aware of any fill or expansive soil on the Property?
249	<input type="checkbox"/>	<input checked="" type="checkbox"/>		69. Are you aware of any past or present mining operations in the area in which the Property is located?
251	<input type="checkbox"/>	<input checked="" type="checkbox"/>		70. Is the Property located in a flood hazard zone?
252	<input type="checkbox"/>	<input checked="" type="checkbox"/>		71. Are you aware of any drainage or flood problems affecting the Property?
253	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	72. Are there any areas on the Property which are designated as protected wetlands?
254	<input type="checkbox"/>	<input checked="" type="checkbox"/>		73. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the Property?
256	<input type="checkbox"/>	<input checked="" type="checkbox"/>		74. Are there any water retention basins on the Property or the adjacent properties?
257	<input type="checkbox"/>	<input checked="" type="checkbox"/>		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: _____
258				_____
259				_____
261	<input type="checkbox"/>	<input checked="" type="checkbox"/>		76. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the Property?
262				77. Explain any "yes" answers to the preceding questions in this section: _____
263				_____
264				_____
266	<input type="checkbox"/>	<input checked="" type="checkbox"/>		78. Do you have a survey of the Property?

268 ENVIRONMENTAL HAZARDS

	Yes	No	Unknown	
270	<input type="checkbox"/>	<input checked="" type="checkbox"/>		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.
272	<input type="checkbox"/>	<input checked="" type="checkbox"/>		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: _____
273	<input type="checkbox"/>	<input checked="" type="checkbox"/>		_____
274	<input type="checkbox"/>	<input checked="" type="checkbox"/>		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: _____
278	<input type="checkbox"/>	<input checked="" type="checkbox"/>		81. Are you aware if any underground storage tank has been tested? (Attach a copy of each test report or closure certificate if available.)
283	<input type="checkbox"/>	<input checked="" type="checkbox"/>		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.)
284	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	83. If "yes" to any of the above, explain: _____
285				_____
286				_____
287				_____
288				_____
289				_____
290				_____

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 _____

296 **DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS**
 297 **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? _____
 309 _____
 310 87b. If so, are there any dues or assessments involved?
 311 If "yes," how much? _____
 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 _____
 319 _____
 320 _____

321 **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 _____
 350 _____

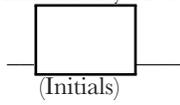
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RADON GAS Instructions to Owners

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


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dotloop Verified
(Initials)


(Initials)

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

Yes No Unknown

- 100. Are you aware if the Property has been tested for radon gas? (Attach a copy of each test report if available.)
- 101. Are you aware if the Property has been treated in an effort to mitigate the presence of radon gas? (If "yes," attach a copy of any evidence of such mitigation or treatment.)
- 102. Is radon remediation equipment now present in the Property?
- 102a. If "yes," is such equipment in good working order?

MAJOR APPLIANCES AND OTHER ITEMS

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

Yes No Unknown N/A

- 103. Electric Garage Door Opener Yes No N/A
- 103a. If "yes," are they reversible? Number of Transmitters _____
- 104. Smoke Detectors Yes No Unknown N/A
 - Battery Electric Both How many 3
 - Carbon Monoxide Detectors How many 3
 - Location basement, living room, hallway
- 105. With regard to the above items, are you aware that any item is not in working order? Yes No N/A
- 105a. If "yes," identify each item that is not in working order or defective and explain the nature of the problem: _____
- 106. In-ground pool Above-ground pool Pool Heater Spa/Hot Tub
- 106a. Were proper permits and approvals obtained? Yes No Unknown N/A
- 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? Yes No Unknown N/A
- 106c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool? Yes No Unknown N/A
- 107. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)
 - y Refrigerator
 - y Range
 - ___ Microwave Oven
 - y Dishwasher
 - ___ Trash Compactor
 - y Garbage Disposal
 - ___ In-Ground Sprinkler System
 - ___ Central Vacuum System
 - y Security System
 - y Washer
 - y Dryer
 - ___ Intercom
 - ___ Other
- 108. Of those that may be included, is each in working order?
If "no," identify each item not in working order, explain the nature of the problem: _____

411 **ACKNOWLEDGMENT OF SELLER**

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

417
418
419
420

<i>Hasham Rasheed</i>	dotloop verified 01/29/26 3:10 PM EST 3PWS-JNEB-OCLH-DEOU		
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421
422 SELLER DATE SELLER DATE
423
424
425 SELLER DATE SELLER DATE
426

427 **EXECUTOR, ADMINISTRATOR, TRUSTEE (if applicable)**

428 The undersigned has never occupied the Property and lacks the personal knowledge necessary to complete this Disclosure Statement.

429
430
431 SIGNED DATE SIGNED DATE
432

433 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

444
445
446 PROSPECTIVE BUYER DATE PROSPECTIVE BUYER DATE

447
448
449 PROSPECTIVE BUYER DATE PROSPECTIVE BUYER DATE
450

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

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

454
455 The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the Property with reasonable
456 diligence to ascertain the accuracy of the information disclosed by the Seller, prior to providing a copy of the property disclosure statement
457 to the buyer.

458
459 The Prospective Buyer's real estate broker/broker-salesperson/salesperson also acknowledges receipt of the Property Disclosure Statement
460 form for the purpose of providing it to the Prospective Buyer.

461
462

<i>Yousuf Syed</i>	dotloop verified 01/29/26 3:13 PM EST BQ8D-K0ED-MKKV-2595
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463 SELLER'S REAL ESTATE BROKER/ DATE
464 BROKER-SALESPERSON/SALESPERSON

465
466
467 PROSPECTIVE BUYER'S REAL ESTATE BROKER/ DATE
468 BROKER-SALESPERSON/SALESPERSON
469

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

473
 474 Sellers of real property must answer these questions before the purchaser becomes obligated under any contract for the purchase of the
 475 Property. This is the case regardless of whether the Seller completes questions 1-108. Sellers must verify their answers to questions 109-
 476 110, and may do so using the Flood Risk Notification Tool located at njreal.to/flood-disclosure. Questions 111-117 must be answered
 477 based on the Seller's actual knowledge.

478
 479 Flood risks in New Jersey are growing due to the effects of climate change. Coastal and inland areas may experience significant flooding
 480 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
 481 rise will meet or exceed 2.1 feet above 2000 levels, placing over 40,000 New Jersey properties at risk of permanent coastal flooding.
 482 In addition, precipitation intensity in New Jersey is increasing at levels significantly above historic trends, placing inland properties at
 483 greater risk of flash flooding. These and other coastal and inland flood risks are expected to increase within the life of a typical mortgage
 484 originated in or after 2020.

485
 486 To learn more about these impacts, including the flood risk to your Property, visit njreal.to/flood-disclosure. To learn more about how to
 487 prepare for a flood emergency, visit njreal.to/flood-planning.

- | | Yes | No | Unknown | |
|-----|--------------------------|-------------------------------------|--------------------------|--|
| 489 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 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? |
| 490 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 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? |
| 491 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| 492 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 111. Is the Property subject to any requirement under federal law to obtain and maintain flood insurance on the Property? |
| 493 | | | | <i>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.</i> |
| 494 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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? |
| 495 | | | | <i>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.</i> |
| 496 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 113. Is there flood insurance on the Property? |
| 497 | | | | <i>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.</i> |
| 498 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 114. Is there a FEMA elevation certificate available for the Property? If so, the elevation certificate must be shared with the buyer. |
| 499 | | | | <i>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.</i> |
| 500 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 115. Have you ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program? |
| 501 | | | | If the claim was approved, what was the amount received? \$ _____ |
| 502 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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? |
| 503 | | | | If so, how many times? _____ |

524
 525



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.

Hasham Rasheed dotloop verified 01/29/26 3:10 PM EST XDTF-UVEA-N3JA-WYUH

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

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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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646 SOLAR PANEL SYSTEMS Pursuant to P.L.2023, c312

647 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
648 sunlight as a source of energy for generating electricity or heating, any and all inverters, net meter, wiring, roof supports and any other
649 equipment pertaining to the Solar Panels (collectively, the "Solar Panel System"). This information may be used, among other purposes,
650 to prepare a Solar Panel Addendum to be affixed to and made a part of a contract of sale for the Property.

651
652 Yes No
653 [X] [] Is the Property serviced by a Solar Panel System?
654

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

656
657 Yes No Unknown
658 [] 118. When was the Solar Panel System Installed? 2023
659 [] 118a. What is the name and contact information of the business that installed the Solar Panel System? sunrun
660
661 [X] [] 118b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please
662 attach copies to this form.
663 [] [] [X] 119. Are SRECs available from the Solar Panel System?
664 [] [] [X] 119a. If SRECs are available, when will the SRECs expire?
665 [] [X] [] 120. Is there any storage capacity on the Property for the Solar Panel System?
666 [] [X] 121. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes,
667 explain:
668

669 Choose one of the following three options:

670
671 [] 122a. The Solar Panel System is financed under a power purchase agreement or other type of financing
672 arrangement which requires me/us to make periodic payments to a Solar Panel System provider
673 in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to Section A
674 below.
675 [X] 122b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to Section B below.
676 [] 122c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.

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

678
679 [] 123. What is the current periodic payment amount? \$
680 [] 124. What is the frequency of the periodic payments (check one)? [] Monthly [] Quarterly
681 [] 125. What is the expiration date of the PPA, which is when you will become the owner of the Solar
682 Panel System? ("PPA Expiration Date")
683 [] [] 126. Is there a balloon payment that will become due on or before the PPA Expiration Date?
684 [] 127. If there is a balloon payment, what is the amount? \$

685 Choose one of the following three options:

686 [] 128a. Buyer will assume my/our obligations under the PPA at Closing.
687 [] 128b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar
688 Panel System can be included in the sale free and clear.
689 [] 128c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain
690 cancellation of the PPA as of the Closing.

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

692
693 [] 129. What is the current periodic lease payment amount? \$58
694 [] 130. What is the frequency of the periodic lease payments (check one)? [X] Monthly [] Quarterly
695 [] 131. What is the expiration date of the lease? 2048

696 Choose one of the following two options:

697 [X] 132a. Buyer will assume our obligations under the lease at Closing.
698 [] 132b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior
699 to Closing.



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

- 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) 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.

<i>Hasham Rasheed</i>	dotloop verified 01/29/26 3:10 PM EST PJIC-Y92E-FFWP-W58S	
SELLER	DATE	SELLER
SELLER	DATE	SELLER

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.

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775 PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE
776		777	
778 PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE

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 Property Disclosure for the purpose of providing it to the Prospective Buyer.

791 Yousuf Syed	01/29/2026	<i>Yousuf Syed</i>	dotloop verified 01/29/26 3:13 PM EST QLZ4-IIQX-MIUK-NXWI
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	