

Licensee Detail with Addl Pics Report

ML#:2611383R

2 Garfield Park, Edison, NJ 08837-2522*

Active 02/27/26 N

\$249,000



Property Type Residential
Area Edison
Beds 2*
Full Baths(FH) 1 (1 0)
Year Built 1954*
Tax ID 0500692120000306C0002
DOM 5

Property Subtype Condo/TH
Square Footage 812*
Lot Sq Ft (approx) 0
Acres
Listing Price 249000
County Middlesex
Cross Street

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

[\\$ MORTGAGE CALCULATOR](#)



Presented By: YOUSUF S SYED Lic: 0455412 / EXP REALTY, LLC Phone: 732-754-2541 Office Lic.: 1008064

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Wednesday, March 4, 2026

* Denotes information autofilled from tax records • † Denotes information autofilled from AI data
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1/3



Directions Grandview ave to Garfield Park. Appartment Back side

Remarks for Buyers Welcome to this charming and beautifully maintained ground-floor condo nestled in the vibrant community of Edison. Perfectly located near major highways including Routes 1 & 9, the Garden State Parkway, and the NJ Turnpike, with easy access to NYC transportation and nearby train stations, this home offers the ideal blend of comfort and commuter convenience. This well-maintained unit features two comfortable bedrooms, a spacious and cozy living room filled with natural light, and an updated kitchen with modern touches. The layout is both functional and inviting, making it perfect for everyday living. The HOA provides exceptional value, covering heat, water, sewer, snow removal, and trash collection for added peace of mind. Community amenities include a common coin laundry area. Located just across from Roosevelt Park, residents enjoy access to tennis and basketball courts, an ice rink, scenic lake, and picnic areas. You're also just minutes from premier shopping and dining, including Menlo Park Mall and Woodbridge Center. This prime location truly has it all: comfort, convenience, and community. Don't miss this fantastic opportunity to make this cozy condo your new home!

Agent-Only Rmrks All offers will be reviewed by the owners after March 15. send all signed disclosures with offer & proof of funds. Laundry Onsite. Can Be Rented Out Immediately. There Is A None refundable Working Capital Fee Of 2 Months And A 6 Month Reserve & Application fee \$300. Do Your Due Diligence. Please Contact Yousuf Syed With Any Questions. All Offers To homesbyyousuf@gmail.com

Listing Agent YOUSUF S SYED (ID:YOUSSYED), Phone:732-754-2541, Lic:0455412, homesbyyousuf@gmail.com

Listing Office EXP REALTY, LLC (ID:REXP), Phone:866-201-6210, Office Lic.:1008064

Listing Type Excl. Right to Sell **Listing Date** 02/27/26

Assoc Membership Fee (Pay at Closing)	1806	Annual Taxes	\$2757
Application Fee	\$300	Appliances Attached YN	Gas Range/Oven, Refrigerator Yes
Association Approval Required	No	Block	692.12
Adult Community	No	Basement	No
Basement Description	Daylight (Walk-Out)	Cool	A/C Wall Unit(s), A/C Window Unit(s)
Building Assessment	\$33100	Dining Room	No
Capital Contribution (Pay at Closing)	604	Driveway Description	Blacktop, See Remarks
Distribution	Homes.com, Realtor.com, ListHub.com		

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Exterior	Brick	Fee(s) Include	Common Area Maintenance, Heat, Sewer Fee, Snow Removal, Trash Removal, Lawn Maintenance, Water
Finance	Cash, Conventional	Flooring	Ceramic, See Remarks, Wood
# of Fireplaces	0	Fuel	Natural Gas
# of Garage Spaces	0	Heat	Baseboard Heat, Radiant Heat
IDX Y/N	Yes	Internet Address YN	Yes
Kitchen Features	Eat-in Kitchen	Land Assessment	\$15000
Lot Description	Near Shopping, Near Train	Lot	3.06
Lot Width	0.00	Lot Depth	0.00
Level 1	1 Bedroom, 2 Bedrooms, Kitchen, Living Room, Bath Full	Level 2	None
Level 3	None	Modified/Accessibility Features	No
Maintenance Fee	\$302	Management Co Phone	732-634-5680
Management Company	Garfield Park	Management	HOA Management, Home Owner Association
Maintenance Fee Frequency	Monthly	# Rooms	4
Occupancy	See Remarks, Vacant	Other Fees	\$0
Oversized Vehicles	Restricted	Ownership	Condominium
Pets	Allowed	Possession	At Closing
Parking Desc	Driveway, Parking-On Site, Parking-Assigned	Property Disclosure	Yes
Restrictions YN	Yes	Roof Description	Asphalt Shingle
Restrictions	Unknown	School District	Edison Township School Distric
Complex, SubDiv, Dev	Garfield Park	Service	See Remarks, Snow Removal, Trash Collection, Heat, Water
Sewer	Public Sewer	SqFt Avail - How Calculated	See Remarks
Show	Showing Time - Use APPT-PH#, Showing Time - Use MLS Link or App, Suprabox	Showing Instructions Visible only in ShowingTime	Log & Go Middlesex Supra
Style	Garden Apartment Style, Ranch	Tax Year	2024
# of Stories	1.00	Trans Type	Sellers/Landlords Agent/Disclosed Dual Agent/Designated Agent if the opportunity arises
Utilities	Electric	Water	Public
Water Heater	Gas	Zoning	LR



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



WIRE FRAUD NOTICE

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

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

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

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

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

Seller/Landlord: dotloop verified
02/26/26 8:58 AM EST
RMYI-OOMC-DYU5-I0R2 **Date:** _____

Seller/Landlord: **Date:** _____

Buyer/Tenant: **Date:** _____

Buyer/Tenant: **Date:** _____





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

I. LEAD PAINT WARNING

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

II. PROPERTY ADDRESS: 2 Garfield Park, Edison, NJ 08837

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



- (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.



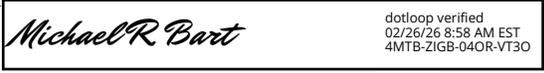
- (b) Records and Reports available to the seller (check one below):
 - Seller has no reports or records pertaining to lead-based paint and/or lead-based hazards in the housing.
 - Seller has the following reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing, 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):



- (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 Michael R. Bart  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 Yousuf Syed  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 _____



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
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 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.

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NEW JERSEY REALTORS®
SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 2 Garfield Park, Edison, NJ 08837

("Property")

Seller: Manager Of Hao Garfield Park

("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.

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

Form with checkboxes for Yes, No, and Unknown for occupancy questions.

- 1. Age of House, if known
2. Does the Seller currently occupy this Property?
3. What year did the Seller buy the Property?
3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of the Property?

ROOF

Yes No Unknown

Form with checkboxes for Yes, No, and Unknown for roof questions.

- 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

Form with checkboxes for Yes, No, and Unknown for attic, basement, and crawl space questions.

- 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...
9a. Are you aware of the presence of any mold or similar natural substance...
10. Are you aware of any repairs or other attempts to control any water or dampness problem...
11. Are you aware of any cracks or bulges in the basement floor or foundation walls?
12. Are you aware of any restrictions on how the attic may be used...
13. Is the attic or house ventilated by:
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?
17. Are you aware of any damage to the Property caused by termites/wood destroying insects, dry rot, or pests?
18. If "yes," has work been performed to repair the damage?
19. Is your Property under contract by a licensed pest control company? If "yes," state the name and address of the licensed pest control company: _____

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

STRUCTURAL ITEMS

Yes No Unknown

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

ADDITIONS/REMODELS

Yes No Unknown

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

PLUMBING, WATER AND SEWAGE

Yes No Unknown

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

32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any location other than the sewer, septic, or other system that services the rest of the Property?
33. When was well installed? _____
Location of well? _____

- 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: _____
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- 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: _____
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- 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
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HEATING AND AIR CONDITIONING

- 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

- 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 fluc last cleaned? _____
- 226 58a. Was the fluc 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: _____
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ELECTRICAL SYSTEM

Yes No Unknown

- 61. What type of wiring is in this structure? Copper Aluminum Other Unknown
- 62. What amp service does the Property have? 60 100 150 200 Other Unknown
- 63. Does it have 240 volt service? Which are present Circuit Breakers, Fuses or Both?
- 64. Are you aware of any additions to the original service?
If "yes," were the additions done by a licensed electrician? Name and address: _____
- 65. If "yes," were proper building permits and approvals obtained?
- 66. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
- 67. Explain any "yes" answers that you give in this section: _____

LAND (SOILS, DRAINAGE AND BOUNDARIES)

Yes No Unknown

- 68. Are you aware of any fill or expansive soil on the Property?
- 69. Are you aware of any past or present mining operations in the area in which the Property is located?
- 70. Is the Property located in a flood hazard zone?
- 71. Are you aware of any drainage or flood problems affecting the Property?
- 72. Are there any areas on the Property which are designated as protected wetlands?
- 73. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the Property?
- 74. Are there any water retention basins on the Property or the adjacent properties?
- 75. Are you aware if any part of the Property is being claimed by the State of New Jersey as land presently or formerly covered by tidal water (Riparian claim or lease grant)? Explain: _____
- 76. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the Property?
- 77. Explain any "yes" answers to the preceding questions in this section: _____
- 78. Do you have a survey of the Property?

ENVIRONMENTAL HAZARDS

Yes No Unknown

- 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? _____
 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 _____

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 _____

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 D R
(Initials) (Initials)

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

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

MAJOR APPLIANCES AND OTHER ITEMS

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

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

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.
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447		448	
449		450	

420 *[Signature]* 2/26/26

422 SELLER DATE SELLER DATE

424 SELLER DATE SELLER DATE

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.
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431 SIGNED DATE SIGNED DATE

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
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468		469	
470		471	

446 PROSPECTIVE BUYER DATE PROSPECTIVE BUYER DATE

448 PROSPECTIVE BUYER DATE PROSPECTIVE BUYER DATE

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		463	
464		465	
466		467	
468		469	
470		471	

462 *[Signature]* 2/26/26

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

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

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.
 488

	Yes	No	Unknown	
489				
490	<input type="checkbox"/>	<input 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?
491				
492	<input type="checkbox"/>	<input 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?
493				
494	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111. Is the Property subject to any requirement under federal law to obtain and maintain flood insurance on the Property?
495				<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>
496				
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503	<input type="checkbox"/>	<input 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?
504				<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>
505				
506				
507				
508				
509	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	113. Is there flood insurance on the Property?
510				<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>
511				
512	<input type="checkbox"/>	<input 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.
513				<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>
514				
515				
516				
517				
518	<input type="checkbox"/>	<input 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?
519				If the claim was approved, what was the amount received? \$ _____
520				
521	<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?
522				If so, how many times? _____
523				
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.

	2/24/24		
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
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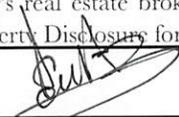
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ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON

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.

	02/26/26
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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

~~BUYERS~~
BUYERS MUST GET HOME INSPECTION &
PERFORM THEIR OWN DUE DILIGENCE

MICHAEL R. BART STEINING FOR
GARFIELD PARK H.O.A. AS ITS MANAGER





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 Is the Property serviced by a Solar Panel System?

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

N/A

655
 656 Yes No Unknown
 657 118. When was the Solar Panel System Installed? _____
 658 118a. What is the name and contact information of the business that installed the Solar Panel System? _____
 659
 660
 661 118b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please
 662 attach copies to this form.
 663 119. Are SRECs available from the Solar Panel System?
 664 119a. If SRECs are available, when will the SRECs expire? _____
 665 120. Is there any storage capacity on the Property for the Solar Panel System?
 666 121. 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 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? \$ _____
 694 130. What is the frequency of the periodic lease payments (check one)? Monthly Quarterly
 695 131. What is the expiration date of the lease? _____

696 **Choose one of the following two options:**

697 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.

700



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

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

133a. If TRECs are available, when will the TRECs 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 PL.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.

 2/26/20
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

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RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

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

PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE
PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE

ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON

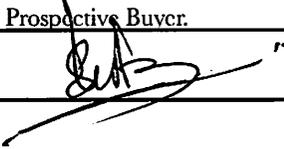
The undersigned Seller's real estate broker/broker/broker-salesperson/salesperson acknowledges receipt of this Statutory Disclosures & Other Items Addendum to the Disclosure Statement and that the information contained in this form was provided by the Seller.

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.

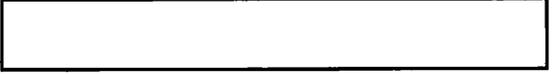
The Prospective Buyer's real estate broker/broker/broker-salesperson also acknowledges receipt of this completed Statutory Disclosures & Other Items Addendum to the Property Disclosure for the purpose of providing it to the Prospective Buyer.

Yousuf Syed

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



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





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

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

4 (A) Documents.

5 If the Property is a condominium or is subject to a homeowners' association, Seller shall make available to Buyer upon request, prior to or
6 at the time of the signing of this Contract, a copy of the current rules, regulations, Master Deed, financial statements and by-laws of the
7 condominium and/or homeowners' association. The name(s), address(es) and telephone number(s) of the association(s) is/are:
8 2 Garfield Park Edison Nj 08837

9 Hao Name Garfiel park

10 Hao Contact 732-634-2655

11 Application fee \$300.00

12 None Refundable working capital \$604.14 , Non refundable Reserve Fund 1806.42

13 (B) Approval.

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

17 (C) Fees.

18 Seller represents that the current monthly association fee is \$301.07 . Buyer acknowledges that associations commonly
19 require a one-time non-refundable capital contribution or start-up fee, which shall be the responsibility of Buyer to pay.

21 (D) Assessments.

22 Seller represents that the association has imposed or may be imposing an assessment payable after Closing by Buyer in the amount of
23 \$00.00 for the following purpose: Hao fee Covers,Heat, Hot water,Sewer,water, snow removal, & Trash
24 colection

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

30 (E) Inspections.

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

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

(signature page to follow)



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WITNESS:

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BUYER Date

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BUYER Date

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BUYER Date

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BUYER Date

	
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SELLER Date

3/2/26

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SELLER Date

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SELLER Date

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SELLER Date