



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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1 Property Address: 29 Oak Ridge Road

2 _____
3 Berkeley Heights

4 _____
5 07922

6 Seller: Brian Bremner

7 Jill Bremner

8
9 The purpose of this Disclosure Statement is to disclose, to the best of Seller's knowledge, the condition of the Property, as of the date set forth below. The Seller is aware that he or she is under an obligation to disclose any known material defects in the Property even if not addressed in this printed form. Seller alone is the source of all information contained in this form. All prospective buyers of the Property are cautioned to carefully inspect the Property and to carefully inspect the surrounding area for any off-site conditions that may adversely affect the Property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer's hiring of qualified experts to inspect the Property.

10
11
12 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

13 Yes No Unknown

14 1. Age of House, if known 1955

15

16 2. Does the Seller currently occupy this property?

17 If not, how long has it been since Seller occupied the property? _____

18 3. What year did the seller buy the property? 2015

19

20 3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of the property? If "yes," please attach a copy of it to this form.

ROOF

21 Yes No Unknown

22 4. Age of roof _____

23

24 5. Has roof been replaced or repaired since seller bought the property?

25

26 6. Are you aware of any roof leaks?

27 7. Explain any "yes" answers that you give in this section: _____

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

28 Yes No Unknown

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30 8. Does the property have one or more sump pumps?

31

32 8a. Are there any problems with the operation of any sump pump?

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34 9. Are you aware of any water leakage, accumulation or dampness within the basement or crawl spaces or any other areas within any of the structures on the property?

35

36 9a. Are you aware of the presence of any mold or similar natural substance within the basement or crawl spaces or any other areas within any of the structures on the property?

37

38 10. Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? If "yes," describe the location, nature and date of the repairs:

39 2019, water in basement. Waterproofed, installed French drains and
40 two sump pumps. No issues since (lifetime warranty from All County Waterproofing)

41

42 11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location. _____



- 51 12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which
- 52 the attic or roof was constructed?
- 53 x 13. Is the attic or house ventilated by: a whole house fan? an attic fan?
- 54 x 13a. Are you aware of any problems with the operation of such a fan?
- 55 14. In what manner is access to the attic space provided?
- 56 staircase pull down stairs crawl space with aid of ladder or other device
- 57 other _____
- 58 15. Explain any "yes" answers that you give in this section:
- 59 _____
- 60 _____

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

- 63 Yes No Unknown
- 64 16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the property?
- 65 17. Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot,
- 66 or pests?
- 67 18. If "yes," has work been performed to repair the damage?
- 68 19. Is your property under contract by a licensed pest control company? If "yes," state the name and
- 69 address of the licensed pest control company: _____
- 70 _____
- 71 20. Are you aware of any termite/pest control inspections or treatments performed on the property in
- 72 the past?
- 73 21. Explain any "yes" answers that you give in this section:
- 74 _____
- 75 _____

STRUCTURAL ITEMS

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

ADDITIONS/REMODELS

- 95 Yes No Unknown
- 96 28. Are you aware of any additions, structural changes or other alterations to the structures on the
- 97 property made by any present or past owners?
- 98 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this
- 99 section:
- 100 Removed sun room wall, installed header beam in kitchen
- 101 _____
- 102 _____

PLUMBING, WATER AND SEWAGE

- 104 Yes No Unknown
- 105 30. What is the source of your drinking water?
- 106 Public Community System Well on Property Other(explain) _____
- 107 31. If your drinking water source is not public, have you performed any tests on the water?
- 108 If so, when? _____
- 109 Attach a copy of or describe the results.
- 110 _____

- 111 32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any
- 112 location other than the sewer, septic, or other system that services the rest of the property?
- 113 33. When was well installed? _____
- 114 Location of well? _____
- 115 34. Do you have a softener, filter, or other water purification system? Leased Owned
- 116 35. What is the type of sewage system?
- 117 Public Sewer Private Sewer Septic System Cesspool Other (explain): _____
- 118 36. If you answered "septic system," have you ever had the system inspected to confirm that it is a true
- 119 septic system and not a cesspool?
- 120 37. If Septic System, when was it installed? _____
- 121 Location? _____
- 122 38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
- 123 39. Are you aware of any abandoned Septic Systems or Cesspools on your property?
- 124 39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain):
- 125 previous owner removed 2015
- 126 40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and
- 127 fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems?
- 128 If "yes," explain: _____
- 129 _____
- 130 41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage
- 131 tanks, or dry wells on the property?
- 132 42. Is either the private water or sewage system shared? If "yes," explain: _____
- 133 _____
- 134 43. Water Heater: Electric Fuel Oil Gas
- 135 Age of Water Heater _____
- 136 43a. Are you aware of any problems with the water heater?
- 137 44. Explain any "yes" answers that you give in this section:
- 138 _____
- 139 _____

HEATING AND AIR CONDITIONING

Yes No Unknown

- 142 45. Type of Air Conditioning:
- 143 Central one zone Central multiple zone Wall/Window Unit None
- 144 46. List any areas of the house that are not air conditioned:
- 145 _____
- 146 _____
- 147 47. What is the age of Air Conditioning System? _____
- 148 48. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other
- 149 49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam
- 150 heat) base board
- 151 50. If it is a centralized heating system, is it one zone or multiple zones?
- 152 one
- 153 51. Age of furnace unknown Date of last service: 2019
- 154 52. List any areas of the house that are not heated:
- 155 garage
- 156 53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other
- 157 substances?
- 158 54. If tank is not in use, do you have a closure certificate?
- 159 55. Are you aware of any problems with any items in this section? If "yes," explain:
- 160 _____
- 161 _____

WOODBURNING STOVE OR FIREPLACE

Yes No Unknown

- 163 56. Do you have wood burning stove? fireplace? insert? other
- 164 56a. Is it presently usable?
- 165 57. If you have a fireplace, when was the flue last cleaned? _____
- 166 57a. Was the flue cleaned by a professional or non-professional? _____
- 167 58. Have you obtained any required permits for any such item?
- 168 59. Are you aware of any problems with any of these items? If "yes," please explain:
- 169 _____
- 170 Fireplace, chimney and all associated components to convey in AS-IS condition, with no known issues.

ELECTRICAL SYSTEM

Yes No Unknown

- 171
172
173 60. What type of wiring is in this structure? Copper Aluminum Other Unknown
174 61. What amp service does the property have? 60 100 150 200 Other Unknown
175 62. Does it have 240 volt service? Which are present Circuit Breakers, Fuses or Both?
176
177 63. Are you aware of any additions to the original service?
178 If "yes," were the additions done by a licensed electrician? Name and address:
179 _____
180 64. If "yes," were proper building permits and approvals obtained?
181 65. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
182 66. Explain any "yes" answers you give in this section:
183 _____
184 _____
185

LAND (SOILS, DRAINAGE AND BOUNDARIES)

Yes No Unknown

- 187
188 67. Are you aware of any fill or expansive soil on the property?
189 68. Are you aware of any past or present mining operations in the area in which the property is located?
190 69. Is the property located in a flood hazard zone?
191 70. Are you aware of any drainage or flood problems affecting the property?
192 71. Are there any areas on the property which are designated as protected wetlands?
193 72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or
194 other easements affecting the property?
195 73. Are there any water retention basins on the property or the adjacent properties?
196 74. Are you aware if any part of the property is being claimed by the State of New Jersey as land
197 presently or formerly covered by tidal water (Riparian claim or lease grant)? Explain:
198 _____
199 _____
200 75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls,
201 bulkheads, etc.) or maintenance agreements regarding the property?
202 76. Explain any "yes" answers to the preceding questions in this section:
203 _____
204 _____
205 77. Do you have a survey of the property?
206

ENVIRONMENTAL HAZARDS

Yes No Unknown

- 207
208 78. Have you received any written notification from any public agency or private concern informing you that
209 the property is adversely affected, or may be adversely affected, by a condition that exists on a property in
210 the vicinity of this property? If "yes," attach a copy of any such notice currently in your possession.
211 78a. Are you aware of any condition that exists on any property in the vicinity which adversely affects,
212 or has been identified as possibly adversely affecting, the quality or safety of the air, soil, water, and/
213 or physical structures present on this property? If "yes," explain:
214 _____
215 _____
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217 79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously
218 present on this property or adjacent property (structure or soil), such as polychlorinated biphenyl
219 (PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium,
220 lead or other hazardous substances in the soil? If "yes," explain:
221 _____
222 _____
223 80. Are you aware if any underground storage tank has been tested?
224 (Attach a copy of each test report or closure certificate if available).
225 81. Are you aware if the property has been tested for the presence of any other toxic substances, such
226 as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others?
227 (Attach copy of each test report if available).
228 82. If "yes" to any of the above, explain:
229 _____
230 _____

231 82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:

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

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MISCELLANEOUS

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Yes No Unknown

84. Are you aware if the property is subject to any deed restrictions or other limitations on how it may be used due to its being situated within a designated historic district, or a protected area like the New Jersey Pinelands, or its being subject to similar legal authorities other than typical local zoning ordinances?

85. Is the property part of a condominium or other common interest ownership plan?

85a. If so, is the property subject to any covenants, conditions, or restrictions as a result of its being part of a condominium or other form of common interest ownership?

86. As the owner of the property, are you required to belong to a condominium association or homeowners association, or other similar organization or property owners?

86a. If so, what is the Association's name and telephone number?

86b. If so, are there any dues or assessments involved?

If "yes," how much? _____

87. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the property?

88. Are you aware of any condition or claim which may result in an increase in assessments or fees?

89. Since you purchased the property, have there been any changes to the rules or by-laws of the Association that impact the property?

90. Explain any "yes" answers you give in this section:

MISCELLANEOUS

Yes No Unknown

91. Are you aware of any existing or threatened legal action affecting the property or any condominium or homeowners association to which you, as an owner, belong?

92. Are you aware of any violations of Federal, State or local laws or regulations relating to this property?

93. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming uses, or set-back violations relating to this property? If so, please state whether the condition is pre-existing non-conformance to present day zoning or a violation to zoning and/or land use laws.

94. Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain unpaid? Are you aware of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected?

95. Are there mortgages, encumbrances or liens on this property?

95a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?

96. Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form? (A defect is "material," if a reasonable person would attach importance to its existence or non-existence in deciding whether or how to proceed in the transaction.) If "yes," explain: _____

97. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any special assessments and any association dues or membership fees, are there any other fees that you pay on an ongoing basis with respect to this property, such as garbage collection fees?

98. Explain any other "yes" answers you give in this section:

97. garbage collection. We use Grand Sanitation (\$22/mo)

95. mortgage

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

JB
 (Initials)

BB
 (Initials)

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

Yes No Unknown

99. Are you aware if the property has been tested for radon gas? (Attach a copy of each test report if available.)

100. 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.)

101. Is radon remediation equipment now present in the property?

101a. 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

102. Electric Garage Door Opener

102a. If "yes," are they reversible? Number of Transmitters 2

103. Smoke Detectors

Battery Electric Both How many 9

Carbon Monoxide Detectors How many 7

Location bedrooms, hallways, garage, attic, basement

104. With regard to the above items, are you aware that any item is not in working order?

104a. If "yes," identify each item that is not in working order or defective and explain the nature of the problem: _____

105. In-ground pool Above-ground pool Pool Heater Spa/Hot Tub

105a. Were proper permits and approvals obtained?

105b. 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?

105c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?

106. 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 [see attached addendum for inclusions/exclusions]

107. 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: _____

351 **SOLAR PANEL SYSTEMS**

352 By completing this section, Seller is acknowledging that the Property is serviced by a Solar Panel System, which means a system of solar
 353 panels designed to absorb the sunlight as a source of energy for generating electricity or heating, any and all inverters, net meter, wiring,
 354 roof supports and any other equipment pertaining to the Solar Panels (collectively, the "Solar Panel System"). This information may be
 355 used, among other purposes, to prepare a Solar Panel Addendum to be affixed to and made a part of a contract of sale for the Property.
 356

357 Yes No Unknown

- 358 108. When was the Solar Panel System Installed? _____
- 359 109. Are SRECs available from the Solar Panel System?
- 360 109a. If SRECs are available, when will the SRECs expire? _____
- 361 110. Is there any storage capacity on your Property for the Solar Panel System?
- 362 111. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes,
 363 explain: _____

365 **112. Choose one of the following three options:**

- 366 112a. The Solar Panel System is financed under a power purchase agreement or other type of financing
 367 arrangement which requires me/us to make periodic payments to a Solar Panel System provider
 368 in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to **Section A**
 369 below.
- 370 112b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to **Section B** below.
- 371 112c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.
 372

373 **SECTION A - THE SOLAR PANEL SYSTEM IS SUBJECT TO A PPA**

- 374 113. What is the current periodic payment amount? \$ _____
- 375 114. What is the frequency of the periodic payments (check one)? Monthly Quarterly
- 376 115. What is the expiration date of the PPA, which is when you will become the owner of the Solar Panel
 377 System? _____ ("PPA Expiration Date")
- 378 116. Is there a balloon payment that will become due on or before the PPA Expiration Date?
- 379 117. If there is a balloon payment, what is the amount? \$ _____
 380

381 **118. Choose one of the following three options:**

- 382 118a. Buyer will assume my/our obligations under the PPA at Closing.
- 383 118b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar
 384 Panel System can be included in the sale free and clear.
- 385 118c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain
 386 cancellation of the PPA as of the Closing.
 387

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

- 389 119. What is the current periodic lease payment amount? \$ _____
- 390 120. What is the frequency of the periodic lease payments (check one)? Monthly Quarterly
- 391 121. What is the expiration date of the lease? _____
 392

393 **122. Choose one of the following two options:**

- 394 122a. Buyer will assume our obligations under the lease at Closing.
- 395 122b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior to
 396 Closing.
 397

398 **ACKNOWLEDGMENT OF SELLER**

399 The undersigned Seller affirms that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's
 400 knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real estate brokerage firm representing
 401 or assisting the seller to provide this Disclosure Statement to all prospective buyers of the Property, and to other real estate agents. Seller
 402 alone is the source of all information contained in this statement. If the Seller relied upon any credible representations of another, the
 403 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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 405 _____
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 408 _____
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 410 _____

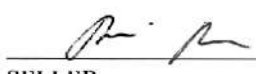
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SELLER

8/30/21

DATE



SELLER

8/30/21

DATE

SELLER

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SELLER

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EXECUTOR, ADMINISTRATOR, TRUSTEE

(If applicable) The undersigned has never occupied the property and lacks the personal knowledge necessary to complete this Disclosure Statement.

DATE

DATE

RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

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

PROSPECTIVE BUYER

DATE

PROSPECTIVE BUYER

DATE

PROSPECTIVE BUYER

DATE

PROSPECTIVE BUYER

DATE

ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON

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

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

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

DocuSigned by:

9/8/2021 | 2:58 PM EDT

Susan Adler

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

DATE

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

DATE

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ADDITIONAL DISCLOSURE re: Jill and Brian Bremner
29 Oak Ridge Rd., Berkeley Heights NJ 07922

The following items are to be INCLUDED in the sale:

- Bathrooms, dining room and office window coverings
- Shed
- Swing set
- Hammock
- Firewood and rack


The following items are to be EXCLUDED from the sale:


- Refrigerator in basement
- Washer/Dryer
- Window coverings and curtain rods in upstairs bedrooms, LR, Kitchen

The following items are to convey in strictly AS-IS condition:

- Fireplace, chimney and all associated components (with no known issues)

Acknowledged by:

Seller:  8/30/21 Buyer: _____
(date) (date)

Seller:  8/30/21 Buyer: _____
(date) (date)



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: 29 Oak Ridge Road

Berkeley Heights

07922

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

JB AB (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):

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

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

[x] 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):

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

IV. SELLER'S CERTIFICATION OF ACCURACY

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

Seller [Signature] Date 8/30/21 Seller [Signature] Date 8/30/21
Seller / / Seller / /

V. LISTING AGENT'S CERTIFICATION OF ACCURACY

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

Listing Agent [Signature] 577C0FFB1EF445... 9/8/2021 | 2:58 PM EDT 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 / /