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forth below addressed i are caution	ose of t v. The in this ; red to o	his Disclosury Seller is awar printed form,	15 Twin Oak Road Short Hills, NJ 07078 Cross, Robert J. & Shannon S. Statement is to disclose, to the best of Seller's knowledge, the condition of the Property, as of the date s that he or she is under an obligation to disclose any known material defects in the Property even if an Seller alone is the source of all information contained in this form. All prospective bayers of the Property
Seller: The purpo forth below addressed i are caution	ose of t v. The in this ; red to o	his Disclosury Seller is awar printed form,	Cross, Robert J. & Shannon S. - Statement is to disclose, to the best of Seller's knowledge, the condition of the Property, as of the date see that he or she is under an obligation to disclose any known material defects in the Property even if m
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to inspect t	hopert the Pro	y. Moreover, f perify. consists of m	Scher above is the source of an information contained in too works of property and to carefully inspect the surrounding area for any off-site conditions that may adverse his Dischoure Statement is not intended to be a substitute for prospective buyer's hiring of qualified capes sultiple units, systems and/or features, please provide complete answers on all such units, systems and/ phrased in the singular, such as if a duplex has multiple formaces, water heaters and freplaces.
features ev	en n u	se question is	partiest in the singular, such as a surplex has maniful tarbacce, which in one and the partiest
OCCUPA			
Yes	No	Unknown	1948 L. Age of House, if known
N	ČÎ	11	2. Does the Seller currently occupy this property? If not, how long has it been since Seller occupied the property?
			3. What year did the seller buy the property?
11	ĘĮ.		3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of property? If "yes," please attach a copy of it to this form.
ROOF			
Yes	No	Unknown	36585V
CONTRACTOR OF		[]	4. Age of mol 12 years
44	11	21020	5. Has asof been replaced or repaired since solver besight the property?
11	14		6. Are you aware of any roof leaks? 7. Kambin and Tana" manager that you give in this section. Full roof replacement.
			 Explain any "yes" answers that you give in this section:Full root replacement.
ATTIC, I	BASEN		O CRAWL SPACES (Complete only if applicable)
Yes	No	Unknown	20123 N 774 774
×1	11		8. Does the property have oue or more sump pumps?
11	¥		8a. Are there any problems with the operation of any samp pump?
	K		 Are you aware of any water leakage, accumulation or dampuess within the basement or crawl spa domentation within any of the dimension of the unserverted.
	(X		or any other areas within any of the structures on the property? 9a. Are you aware of the presence of any mold or similar natural substance within the basement or er spaces or any other areas within any of the structures on the property?
63	1		spaces or any other areas while any of the structures on the property. 10. Are you aware of any repairs or other attempts to control any water or dampuess problem in
	×		basement or crawl space? If "yes," describe the location, nature and date of the repairs:
Đ	M		11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," spe-

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N1 REALTORS* | Form 140 | 10/2019 Page 1 of 9

11	M		12. Are you aware of any restrictions on how the attic may be used as a result of the manner in whi
	V.		the affic or roof was constructed?
	X		13. Is the attic or house ventilated by: a whole house fan? an attic fan?
11	11		13a. Are you aware of any problems with the operation of such a fan?
			14. In what manner is access to the attic space provided?
			Staircase D pull down stairs D crawl space with aid of ladder or other device.
			15. Explain any "yes" answers that you give in this section:
TERMI	TES/W	OOD DEST	ROYING INSECTS, DRY ROT, PESTS
Yes	No	Unknown	
11	N		16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the property?
11	VI		17. Are you aware of any damage to the property caused by termites/wood destroying insects, dry p
	1.1		or pests?
11	53		18. If "yes," has work been performed to repair the damage?
11	M		 Is your property under contract by a licensed pest control company? If "yes," state the name as address of the licensed pest control company;
[]	M		20. Are you aware of any termite/pest control inspections or treatments performed on the property
			the past?
			Explain any "yes" answers that you give in this section:
		. ITEMS	
	21-	TT I	
Yes	20000	Unknown	22 Are your strates of any management 1.16.
Yes []	No K	Unknown	22. Are you aware of any movement, shifting, or other problems with walls, floors, or foundation including any restrictions on here any mace other than the string mach much see the string of the str
	20000	Unknown	including any restrictions on how any space, other than the attic or roof, may be used as a result of
	20000	Unknown	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?
[]	M	Unknown	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, smok wind or flood?
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	NA UNS/R No II II NG, W	EMODELS Unknown []	 including any restrictions on how any space, other than the attic or roof, may be used as a result 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, smolwind 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, retaining walls on the property? 26. Are you aware of any present or past efforts made to repair any problems with the items in the section? 27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the problem. 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 the section: 30. Gut renovation significantly increased the square footage. New electrical, plumbing & mechanicals. Finished 3rd floor.

11	M	11	32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to
	1.58	S 12	location other than the sewer, septic, or other system that services the rest of the property?
		E1	33. When was well installed?
× .			Location of well?
M	- 11		34. Do you have a softener, filter, or other water purification system? 🗅 Leased 🖗 Owned
			35. What is the type of sewage system?
			Public Sewer D Private Sewer D Septic System D Cesspool D Other (explain):
11	[]		36. If you answered "septic system," have you ever had the system inspected to confirm that it is a t
			septic system and not a cesspool?
		[]	37. If Septic System, when was it installed?
			Location?
ê - 858	. /	[]	38. When was the Septic System or Gesspool last cleaned and/or serviced?
[]	44	[]	39. Are you aware of any abandoned Septic Systems or Cesspools on your property?
[]	n	11	39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain):
11	R		40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems
			fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related proble-
			If "yes," explain:
1.1	rel.		
U	pr.		41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sew
1.1			tanks, or dry wells on the property?
[]	[]	[]	42. Is either the private water or sewage system shared? If "yes," explain:
			42 Water Haster D.P D Ma
		[]	43. Water Heater: D Electric D Foel Oil M Gas
11	DA.		Age of Water Heater 75 caller 12 yrs, 5D gallen 2 yrs 43a. Are you aware of any problems with the water heater?
11	11		44. Explain any "yes" answers that you give in this section:
			TT. EXEMPTION VCS ADSWETS THAT WAS DRAW IN THE ACCHICAN
			providely year and the year give in this act non-
			providely for another that you give in this section.
HEAT	ING AN	D AIR CON	
HEAT Yes		D AIR CON Unknown	DITIONING
			DITIONING
			DITIONING 45. Type of Air Conditioning:
			DITIONING 45. Type of Air Conditioning: □ Central one pcentral multiple zone □ Wall/Window Unit □ None
			DITIONING 45. Type of Air Conditioning: □ Central one ≥ QCentral multiple zone □ Wall/Window Unit □ None 46. List any areas of the house that are not air conditioned: □ Q. Q. C. L
			 DITIONING 45. Type of Air Conditioning: □ Central one ≥ Central multiple zone □ Wall/Window Unit □ None 46. List any areas of the house that are not air conditioned: ○ @ A C < A
		Unknown	DITIONING 45. Type of Air Conditioning: □ Central one zone Q Central multiple zone □ Wall/Window Unit 46. List any areas of the house that are not air conditioned: Q Q C Central 47. What is the age of Air Conditioning System?
		Unknown	DITIONING 45. Type of Air Conditioning: □ Central one zone □ Central one zone ↓ Central multiple zone ↓ Wall/Window Unit ↓ None 46. List any areas of the house that are not air conditioned: ↓ Arc ↓ Arc ↓ Yhat is the age of Air Conditioning System? ↓ 12 ↓ 12 ↓ 12 ↓ 12 ↓ 12 ↓ 12 ↓ 12 ↓ 12 ↓ 12 ↓ 12 ↓ 12 ↓ 10 ↓ 11 ↓ 11 ↓ 12 ↓ 12 ↓ 14 ↓ 15 ↓ 14 ↓ 15 ↓ 16 ↓ 17 ↓ 17 ↓ 16 ↓ 17 ↓ 17 ↓ 18 ↓ 19 ↓ 19 ↓ 10 ↓ 10 ↓ 10 ↓ 10 ↓ 10 ↓ 10 ↓ 10 <tr< td=""></tr<>
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		Unknown	DITIONING 45. Type of Air Conditioning: □ Central one zone Quartic gradient of the house that are not air conditioned: 46. List any areas of the house that are not air conditioned: 47. What is the ago of Air Conditioning System? 48. Type of heat: □ Electric 9. What is the type of heating system? 49. What is the type of heating system? 40. List any areas of the house that are not air conditioned: 112 gradient 47. What is the type of heating system? 48. Type of heat: □ Electric 112 gradient □ Other 49. What is the type of heating system? for example, forced air, hot water or base board, radiator, ster 40. for gradient g
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Кся []		Unknown [] []	 DITIONING 45. Type of Air Conditioning: Central one zone Central one zone Central multiple zone Wall/Window Unit None 46. List any areas of the house that are not air conditioned: Care Care Type of heat: Electric Fuel Oil @Natural Gas Propane Unheated Other 47. What is the type of heating system? 112 yes. 14(0 675.) 48. Type of heat: Electric Fuel Oil @Natural Gas Propane Unheated Other Other What is the type of heating system? (for example, forced air, hot water or base board, radiator, stercheat) Marce 42. Cores. 50. If it is a centralized beating system, is it one zone or multiple zones? 4 Zones. Age of furnace 112 yes. Care <
<i>Kcs</i>		Unknown [] []	 DITIONING 45. Type of Air Conditioning: Central one zone Central one Central one
Уся []		Unknown [] []	 DITIONING 45. Type of Air Conditioning: □ Central one zone Q Central multiple zone □ Wall/Window Unit □ None 46. List any areas of the house that are not air conditioned: Q C C 47. What is the age of Air Conditioning System? 12 C C 14 (2 C C) 47. What is the age of Air Conditioning System? 12 C C 14 (2 C C) 48. Type of heat: □ Electric □ Fuel Oil Ø Natural Gas □ Propane □ Unheated □ Other 49. What is the type of heating system? (for example, forced air, bot water or base board, radiator, stepheat) 50. If it is a centralized beating system, is it one zone or multiple zones? 4 Zones. 51. Age of furnace 12 C C 1 (2 C C) 2 List any areas of the house that are not heated: Q A C C 53. Are you aware of any tanks on the property, either above or underground, used to store fuel or of substances? 54. If tank is not in use, do you have a closure certificate?
Yes [] []	No X	Unknown [] []	 DITIONING 45. Type of Air Conditioning: Central one zone Central multiple zone UWall/Window Unit UNone 46. List any areas of the house that are not air conditioned: QARC Yhe of heat: UElectric Fuel Of Ar Conditioning System? 1.12 yrs. 1.4(0.675.) 47. What is the age of Air Conditioning System? 1.12 yrs. 1.4(0.675.) 48. Type of heat: UElectric Fuel Of ArNatural Gas Propane Unheated Other to be the heat of the heating system? (for example, forced air, hot water or base board, radiator, ster heat for the type of heating system? (for example, forced air, hot water or base board, radiator, ster heat for the heating system, is it one zone or multiple zones? 4 Zones. 50. If it is a centralized beating system, is it one zone or multiple zones? 4 Zones. 51. Age of furnace 1.12 yrs. 1. (a yrs. Date of last service: 202.) 52. List any areas of the house that are not heated: 40.000 yrs. 33. Are you aware of any tanks on the property, either above or underground, used to store fuel or of substances? 34. If tank is not in use, do you have a closure certificate? 35. Are you aware of any problems with any items in this section? If "yes," explain:
Vcs	No K II K BURNI	Unknown [] [] [] NG STOVE	 DITIONING 45. Type of Air Conditioning: □ Central one zone Q Central multiple zone □ Wall/Window Unit □ None 46. List any areas of the house that are not air conditioned: Q C C 47. What is the age of Air Conditioning System? 12 C C 14 (2 C C) 47. What is the age of Air Conditioning System? 12 C C 14 (2 C C) 48. Type of heat: □ Electric □ Fuel Oil Ø Natural Gas □ Propane □ Unheated □ Other 49. What is the type of heating system? (for example, forced air, bot water or base board, radiator, stepheat) 50. If it is a centralized beating system, is it one zone or multiple zones? 4 Zones. 51. Age of furnace 12 C C 1 (2 C C) 2 List any areas of the house that are not heated: Q A C C 53. Are you aware of any tanks on the property, either above or underground, used to store fuel or of substances? 54. If tank is not in use, do you have a closure certificate?
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Ves	No K II K BURNI	Unknown [] [] NG STOVE Unknown H []	DITIONING 45. Type of Air Conditioning: □ Central one zone QCentral multiple zone Wall/Window Unit None 46. List any areas of the house that are not air conditioned:

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Yes	No	Unknown	
100	1918	Constants	60. What type of wiring is in this structure № Copper □ Aluminum □ Other □ Unknown 61. What amp service does the property have? □ 60 □ 100 □ 150 № 200 □ Other □ Unknown
4.1	11	111	62. Does it have 240 volt service? Which are present & Circuit Breakets, D Fusce or D Both?
村殿	11	11	63. Are you aware of any additions to the original service?
201	11		If "yes," were the additions done by a licensed electrician? Name and address:
			Raider Electric - (908)233-2400
X	11	11	64. If "yes," were proper building permits and approvals obtained?
11	M		65. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair? 66. Explain any "yes" answers you give in this section:
			Entirely new electrical as part of the 2010 renovation.
LAND (SOILS,	DRAINAGE	AND BOUNDARIES)
Yes	Nu	Unknown	
11	西		67. Are you aware of any fill or expansive soil on the property?
11	*		68. Are you aware of any past or present mining operations in the area in which the property is located
11	成成者		69. Is the property located in a flood hazard zone?
11	10	11	70. Are you aware of any drainage or flood problems affecting the property? 71. Are there any areas on the property which are designated as protected wetlands?
11	NS.		 Are there any areas on the property which are designated as prime for worlands; Are you aware of any encroachments, utility easements, houndary line disputes, or drainage of
11	the		72. Are you sware of any encroachments, using "essentiation for indicate finde cospects, or contribute other casements affecting the property."
阖	U		73. Are there any water retention basins on the property or the adjacent properties?
1	199		74. Are you aware if any part of the property is being claimed by the State of New Jersey as la
1.1	14		presently or formerly covered by tidal water (Riparian claim or lease grant)? Explain:
11	12		75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, wa
			bulkheads, etc.) or maintenance agreements regarding the property? 76. Explain any "yes" answers to the preceding questions in this section:
			Drywell installed in driveway as part of the 2010 renovation.
k/	E		77. Do you have a survey of the property? - Prior to remodel
ENVIR	ONME	NTAL HAZ	RDS
Yes	No		
L	-12		78. Have you received any written notification from any public agency or private concern informing you th
0.64	<u>a</u>		the property is adversely affected, or may be adversely affected, by a condition that exists on a property the vicinity of this property? If "yes," attach a copy of any such notice currently in your possession.
11	11		78a. Are you aware of any condition that exists on any property in the vicinity which adversely affect
19491	1.00		or has been identified as possibly adversely affecting, the quality or safety of the air, soil, water, an
			or physical structures present on this property? If "yes," explain:
131	喇		79. Are you aware of any underground storage tanks (UST) or toxic substances now or previou
	101		present on this property or adjacent property (structure or soil), such as polychlorinated biphy
			(PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorit
			lead or other bazardous substances in the soil? If "yes," explain:
Ē	11		80. Are you aware if any underground storage tank has been tested?
1.2	1.1		(Attach a copy of each test report or closure certificate if available).
1.1	H4	13	81. An you awar: if the property has been tested for the presence of any other toxic substances, st
	1476	- 7.AU	as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or othe
			(Attach copy of each test report if available).
			82. If "yes" to any of the above, explain:

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Miscellance Second the root is being studied within a designated historic district, or a protecter d an New Jersey Finelands, or its being subject to any concentants, conditions, or energicitate second the property part of a condominium or other form of common interest ownership? Miscellance 85. If is the property part of a condominium or other common interest ownership? Miscellance 86. If is the property part of a condominium interest ownership? Miscellance 86. A the owner of the property my ownerstic of baleous to a condominium association or how association, or other similar organization or property owners? Miscellance 86. If is a, what is the Association's name and telephone number? Miscellance 86. If is a, what is the Association's name and telephone number? Miscellance 86. A rey out aware of any defect, damage, or problem with any common detenents or common materially affects the property? 88. Are you aware of any condition or elaint which may result in an increase in assessments of association that impact the property? 90. Explain any "yes" answers you give in this section: 91. Mi 91. Are you aware of any existing or threatmed legal action affecting the property or any com or homeowners association to which you, as an owner, belong? 91. Mit 91. Are you aware of any ensisting or threatmed legal action affecting the property or any com or homeowners association to which you, as an owner, belong? 92. Are you aware of any confindoms relaing to this property? 93. A	п		82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:
AND CO-OPS Yes No Unknown [1] JP 39. Are you aware if the property is subject to any deed reserictions or other finitiations on here to its bring situated within a designated historic district, or a protected an New Jeacey Jenelands, or its being subject to any deed reserictions or outler finitiations: other than New Jeacey Jenelands, or its being subject to any covenants, conditions, or restrictions as a result of ital of a condominium or other form of common interest ownership? M [1] 85a. If so, is the property subject to any covenants, conditions, or restrictions as a result of ital of a condominium or other form of common interest ownership? M [1] 85a. If so, what is the Association's name and telephone number? [1] [1] 86a. If so, what is the Association's name and telephone number? [1] [1] 86a. If so, what is the property? [1] [1] 86a. If so, what is the property? [1] [1] 86a. If so, what is the property? [2] [1] 86a. If so, what is the property? [3] [1] 86a. If so, what is the property? [3] [1] 86a. If so, what is the property? [3] [1] 87. Are you aware of any deleter, damage, or problem with any common elements or common interest or property? [3] [1] 87. Are	11 84	П	83. Is the property in a designated Airport Safery Zone?
Yes No. Unknown [1] [4] 84. Are you aware if the property is subject to any deed restrictions or other finations on her being subject to innular legal authonities other than typical legating of the property part of a condominium or other common interest ownership? [1] [4] 85. If so, is the property subject to any covenants, conditions, or restrictions as a result of its of a condominium or other form of common interest ownership? [3] [4] 86. As the owner of the property, are you required to belong to a condominium or other common interest ownership? [4] [1] 86. As the owner of the property, are you required to belong to a condominium or other from of common interest ownership? [4] [1] 86. As the owner of the property, are you required to belong to a condominium or other material or a condominium or other from of common interest ownership? [4] [1] 86. As the owner of the property, are you required to belong to a condominium or other material material or a property owners? [1] [1] [2] 86. As the owner of any condition or relative which may result in an increase in assessments or on materially affects the property? [1] [1] [2] 87. You aware of any existing or threatened legal action affecting the property or any com or bonerowners association to which you, as an owner, belong? [3] [4] [4] 92. Are you aware of any existing non-condominesthe arow			PECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS
be used there to its heing situated within a designated historic distinct, or a protected an New Jensey Finelands, or its being subject to my concenting outputs of a condominium or other common interest ownership plan? 11 K1 K3. Is the property gart of a condominium or other common interest ownership? K1 K3. Is the property gart of a condominium or other common interest ownership? K1 K3. Is as, the property gart of a condominium or other norm of common interest ownership? K1 K3. Is as, the property gart of a condominium or other moments ownership? K4 K4. If we want of my defect, damage, or problem with any common elements or common materially affects the property? K4 K4. If we want of any defect, damage, or problem with any common elements or common materially affects the property? K5. If we want aware of any defect, damage, or problem with any common elements or on homeowners association to which yea, as an owner, belong? K5. If we want aware of any existing or threatened legal action affecting the property or any com or homeowners association to which yea, as an owner, belong? K6. If we want aware of any zening violations or a violations or borneowners association to a sing and/or land use K5. If we want aware of any public improvement, condominium or homeowners association to a sing and or land use an explanation schaing to the section? K6. If M4 91. Are you aware of any zening or threatened legal action affecting the property or any con or homeownere association to which yea, as an owner, bel			
 [1] [1] B5a. If so, is the property subject to any coxemus, conditions, or restrictions as a reade of ist of a condominant or other form of common interest ownership? [2] [3] [4] [4] [5] [6] [6] [7] [8] [8] [8] [8] [8] [8] [8] [8] [8] [8	127.25 2020		
Image: Second Secon	11 141		85. Is the property part of a condominium or other common interest ownership plan?
Image: Section of the symbol of property owners? Image: Section of the symbol of the symbol of property owners? Image: Section of the symbol	2050 464 005 202		of a condominium or other form of common interest ownership?
11 11 13 86k If we, are there any dues or assessments involved? 11 11 11 87. Are you aware of any defect, famage, or problem with any common elements or common materially afferts the property? 11 11 11 88. Are you aware of any condition or claim which may result in an increase in assessments of 89. Since yon purchased the property? 11 11 11 88. Are you aware of any existing or threatened legal action affecting the property or any con or homeowners association to which you, as an owner, belong? 12 14 91. Are you aware of any existing or threatened legal action affecting the property or any con or homeowners association to which you, as an owner, belong? 13 14 92. Are you aware of any existing or threatened legal action affecting the property or any con or homeowners association to which you, as an owner, belong? 14 14 92. Are you aware of any existing to this operty? If so, please state whether the condinexisting non-conformance to present day zoning or a violation to zoning and/or land use agains the property far remain unpasit? Are you aware of any violations derived? 11 11 11 95. Are you aware of any material defects to the property? 19 so are you aware of any material defects to the property? 11 16 11 16 95. Are you aware of any material defects to the property? 19 so Are you aware of any material defects to the p			association, or other similar organization or property owners?
II II B7. Are you aware of any defect, famage, or problem with any common elements or common materially affects the property? II II B7. Are you aware of any condition or claim which may result in an increase in assessments of any condition or claim which may result in an increase in assessments of B7. Since yon purchased the property? B8. Are you aware of any existing or the property? B8. Are you aware of any existing or the property? B9. Since yon purchased the property? B8. Explain any "yes" answers you give in this section: B1. II B1. Are you aware of any existing or the catened legal action affecting the property or any comore or homeowners association to which you, as an owner, belong? B1. IP B2. Are you aware of any existing or the catened legal action affecting the property or any comore or homeowners association to which you, as an owner, belong? B1. IP B2. Are you aware of any public improvement, condominium or homeowner association a signing non-conformance to present day zoning or a violation to zoning and/or land use against the property that remain unpaid? Are you aware of any reason, including a defect in title, that would prevent you from clear title? II II B3. Are you aware of any material defects to the property? II B4. Are you aware of any material defects to the property. II B4. Are you aware of any material defects to the property. II B4. Are you aware of any material defects to the property.	11 11		86a. If su, what is the Association's name and telephone number?
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Association that impact the property? 90. Explain any "yes" answers you give in this section: MISCELLANEOUS Yes No Unknown 11 11 91. Are you aware of any existing or threatened legal action affecting the property or any con- 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 93. Are you aware of any violations, encroachments on adjacent property or any con- mes, or set back violations relating to this property? If so, please state whether the coull existing non-conformance to present day zoning or a violation to zoning and/or land use 11 99. 94. Are you aware of any public improvement, condominium or homeowner association a against the property that remain unpaid? Are you aware of any violations of zoning 11 95. Are there morgages, encumbrances that remain uncorrected? 11 95. Are there morgages, encumbrances that remain uncorrected? 12 95. Are you aware of any material defects to the property, dwelling, or fixtures which are no cleave tile? 13 96. Are you aware of any material defects to the property dwelling, or fixtures which are no cleavener or non-existence in deciding whether or how to proceed in the in 14 19. 95. Other than water and sever charges, mility and cable ty fees, you local property taxes, assessments and any association dues or membership fees, are there any other fees that y an ongoing basis with respect to this property, such as gathage collection fiesd?	11 11		BB. Are you aware of any condition or claim which may result in an increase in assessments or fees?
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 against the property that remain unpaid? Are you aware of any violations of zoning 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 clear title? 96. Are you aware of any material defects to the property, dwelling, or fixtures which are no elsewhere on this form? (A defect is "material," if a reasonable person would attach it to its existence or non-existence in deciding whether or how to proceed in the train if "yes," explain: 97. Other than water and sewer charges, mility and cable to fees, your local property taxes, assessments and any association dues or membership fees, are there any other fees that y an ongoing basis with respect to this property, such as garbage collection fice? 	[] (D)		Ut Are the more of any cubic improvement, condoministin or homeowner association assessment
 II II 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 clear title? 96. Are you aware of any material defects to the property, dwelling, or fixtures which are no elsewhere on this form? (A defect is "material," if a reasonable person would attach i to its existence or non-existence in deciding whether or how to proceed in the traff "yes," explain: 97. Other than water and sewer charges, utility and cable ty fees, your local property taxes, assessments and any association dues or membership fees, are there any other fees that y an ongoing basis with respect to this property, such as garbage collection fees? 	300 SM		against the property that remain unpaid? Are you aware of any violations of zoning, housing
 95a. Are you aware of any reason; including a defect in title, that would prevent you from clear title? 96. Are you aware of any material defects to the property, dwelling, or fixtures which are no elsewhere on this form? (A defect is "material," if a reasonable person would attach it to its existence or non-existence in deciding whether or how to proceed in the train "yes," explain: 97. Other than water and sewer charges, mility and cable ty fees, your local property taxes, assessments and any association dues or membership fees, are there any other fees that y an ongoing basis with respect to this property, such as garbage collection fees? 	16 17	11	
 elsewhere on this form? (A defect is "material," if a reasonable person would attach it to its existence or non-existence in deciding whether or how to proceed in the traff "yes," explain:	11	0.1	95a. Are you aware of any reason, including a defect in title, that would prevent you from convey
[] j4 97. Other than water and sewer charges, utility and cable to fees, your local property taxes, assessments and any association dues or membership fees, are there any other fees that y an ongoing basis with respect to this property, such as garbage collection fees?	11 P		96. Are you aware of any material defects to the property, dwelling, or fixtures which are not disclored elsewhere on this form? (A defect is "material," if a reasonable person would attach importan- to its existence or non-existence in deciding whether or how to proceed in the transaction of "use" explain:
assessments and any association dues or membership fees, are there any other fees that y an ongoing basis with respect to this property, such as garbage collection fees?			as yest column
	[] J¥	e .	97. Other than water and sewer charges, mility and cable ty fees, your local property taxes, any specarsesments and any association dues or membership fees, are there any other fees that you pay an ongoing basis with respect to this property, such as garbage collection lies?

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	in result	g and deaths	CHI DC K	pt 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 e	vidence	of any subsequent mitigation or treatment shall be provided to the buyer. The law also provides that
		ve, in writing,	this right	at of confidentiality. As the owner(s) of this property, do you wish to waive this right?
Yes	No	ſ	−os KC	σs SL
[]	X		tials)	(Initials)
		(in	tials	(Initials)
If you res	pondec	i "yes," answe	er the fo	llowing questions. If you responded "no," proceed to the next section.
Yes	No	Unknown		
×	U		99. A	are you aware if the property has been tested for radon gas? (Attach a copy of each test report if
A			20	vailable.)
[]	Х			Are you aware if the property has been treated in an effort to mitigate the presence of radon gas?
11	4			(If "yes," attach a copy of any evidence of such mitigation or treatment.)
11	X			Is radon remediation equipment now present in the property? . If "yes," is such equipment in good working order?
211	1.1			· · · yes, is such equipment in given working order.
MARON				
		IANCES AN		
in the sale	e of th	e property V	Vhich of	ted by the seller shall be controlling as to what appliances or other items, if any, shall be included I the following items are present in the property? (For items that are not present, indicate "not
applicable		e propereje i	1115.11 10	t the associating neuro are present in the property: (For neuro that are not present, mencate not
Yes	No	Unknown	N/A	
1			11	102. Electric Garage Door Opener
[]	X	7320	[]	102a. If "yes," are they reversible? Number of Transmitters
御]	Π	11	[]	103. Smoke Detectors
				Battery Electric Both How many Cochen Menurich Detectors Menuriche
				Carbon Monoxide Detectors How many Location
11			11	104. With regard to the above items, are you aware that any item is not in working order?
576	55		1.24	104a. If "yes," identify each item that is not in working order or defective and explain the nature
				of the problem:
				and the second
f 1	[p]		X	105. 🖵 In-ground pool 🖵 Above-ground pool 🗇 Pool Heater 🖵 Spa/Hot Tub
[]	[]	11	X	105a. Were proper permits and approvals obtained?
[]	[]		X	105b. Are you aware of any leaks or other defects with the filter or the walls or other structural or
11	[1]			mechanical components of the pool or spa/hot tub?
П			X	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.)
				[4] Refrigerator
				[#] Range
				Microwave Oven
				[/] Dishwasher
				[7] Trash Compactor
				[∥] Garbage Disposal
				[✔] In-Ground Sprinkler System
				[] Central Vacuum System [4] Sacurity Sustan
				 Security System Washer
				[/] Dryer
] Intercom
				[] Other
				THE COULD BE A REAL PROPERTY OF
jugi	[]	E1		107. Of those that may be included, is each in working order?
j49	n	t1		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:

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SOLAR PANEL SYSTEMS 351 completing this section. Seller is acknowledging that the Property is serviced by a Solar Panel System, which means a system of sol 352 pair is designed to absorb the sunlight as a source of energy for generating electricity or heating, any and all inverters, net meter, wring, 353 nof supports and any other equipment pertaining to the Solar Panels (collectively, the "Solar Panel System"). This information may be 354 used, among other purposes, to prepare a Solar Pariel Addendium to be affixed to and made a part of a contract of sale for the Property. 355 356 357 Unknown Yes 358 108. When was the Solar Papel System Installed? 359 109. Are SREC's available from the Solar Panel System? 11 11 360 109a. If SRECs are available, when will the SRECs expire? 110. Is there any storage capacity on your Property for the Solar Pauel System? 361 11 П 111. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes, 362 11 11 363 explain: 364 365 112. Choose one of the following three options: 112a. The Solar Panel System is financed under a power pyrchase agreement or other type of financing 366 FF arrangement which requires me/us to make periodic payments to a Solar Panel System provider 367 in order to acquire ownership of the Solar Panel System ("PBS")? If yes, proceed to Soction A 368 369 below. 112b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to Section B below. 370 11 112c. If we own the Sola Panel System out opti. If yes, you do not have to answer any further questions. 371 11 372 SECTION A - THE SOLAR PANER SYSTEM IS SUBJECT TO A PPA 373 374 113. What is the current periodic avment amount? 5 [] odic payments (check one)? 🗳 Monthly 🗳 Quarterly 375 11 114. What is the frequency of sl C D 115. What is the expiration date of the NPA, which is when you will become the owner of the Solar Panel 376 11 377 "A Expiration Date") System? 116. Is there a halloon payment that will become due on or before the PPA Expiration Date? 378 UI. 11 379 117. If there is a balaoon payment, what is the amount? \$ 11 380 381 118. Choose one of the following three options: 118a. Buyer will assume my/our obligations under the PIN at Closing. 382 118h. Uwr will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar 383 384 Panel System can be included in the sale free and clear. Be. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain 385 11 386 cancellation of the PPA as of the Closing, 387 SECTION B - THE SOLAR PANEL SYSTEM IS SUBJECT TO A LEASE 388 389 119. What is the current periodic lease payment amount? \$, U Mondily U Quarterly 390 120. What is the frequency of the periodic lease payments (check one)? 391 121. What is the expiration date of the lease? 0 392 393 122. Choose one of the following two options: 394 122a. Buyer will assume our obligations under the lease at Closing, 122b. 1/we will obtain an early termination of the lease and will remove the Solar Panel System pr 395 or-io 396 Closing. 397 398 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 399 400 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 401 alone is the source of all information contained in this statement. If the Seller relied upon any credible representations of another, the 402 403 Seller should state the name(s) of the person(s) who made the representation(s) and describe the information that was relied upon. 404 405

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	Robert Cross				5/9/2022	11:06	AM EDT
SELLER			DATE				
	Shannon (Noss				5/9/2022	11:03	۵М Б рј
SELLER	FOD22E5C7EA54E0		(autor)		3/9/2022	11.05	
SELLER			DATE				
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	ADMINISTRATOR, T		rty and lacks the person	al knowledge	necessary to	complete th	nis Discl
			DATE				
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The undersigne this Property. Pr responsibility to inspected by qui further acknowl amenities, if any the property suc conditions befor that the visual in home inspection PROSPECT PROSPECT	d Prospective Buyer acknowle satisfy himself or herself alified professionals, at Pri edges that this form is inte- g included in the sale. This has noise, odors, traffic vie e entering into a binding aspection performed by the aspection performed by the satisfy performed by a licens	owledges receipt of (dges that this Disclos as to the condition of spective Buyer's exp nded to provide infor is form does not add olume, etc. Prospecti contract to purchase as Seller's real estate	TIVE BUYER this Disclosure Statement sure Statement is not a v of the Property. Prospect sense, to determine the a rmation relating to the o lress local conditions whi ive Buyer acknowledges the property. Prospective broker/broker-salesper	varranty by 5 tive Buyer ac actual conditi condition of t ich may affec that they ma we Buyer ack	Seller and that knowledges to on of the Pro- he land, strue it a purchase y independer nowledges th	at it is Prospe that the Prop operty. Prosp ctures, major r's use and e nuly investiga nat he or she	ctive Bu ocrty ma ective B systems njoymer ate such underst

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ACKNOWLEDGMENT OF REAL ESTATE BROKER/BR	OKER-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 provide	od by the Seller
filmence to associate broker/broker-salesperson/salesperson als	so confirms that he or she visually inspected the property with reasonable
to the buyer.	y the seller, prior to providing a copy of the property disclosure statement
	lesperson also acknowledges receipt of the Property Disclosure Statement
form for the purpose of providing it to the Prospective Buyer.	esperson also acknowledges receipt of the Property Disclosure Statement
Sue adler	5/9/2022 11:03 AM EDT
SELLER'S REAL ESTATE BROKER/	DATE
BROKER-SALESPERSON/SALESPERSON:	
PROSPECTIVE BUYER'S REAL ESTATE BROKER/	DATE
BROKER-SALESPERSON/SALESPERSON:	



WWW.SUEADLER.COM

Premier Properties

ADDITIONAL DISCLOSURE re: _____1

5	Twin	Oak Road	Short Hills,	NJ	07078
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The following items are to be INCLUDED in the sale: 2-in-1 W/D. All window treatments including the mechanized controllers. Server room equipment including Control4 system equipment and associated AV components, racks, UPSes. Keg-a-rator & tower including select tap handles (seller to advise as to the specific handles). Projector, screen, and mini rack (equipment) to run the theater. Patio heater (2) and firewood rack. Planters (4) with built-in speakers. Garage shelving. Water softener unit. 3rd floor sectional & sofa. Custom cushions in the mudroom, kitchen banquette & master bedroom.

The following items are to be EXCLUDED from the sale:

Select tap handles (seller to advise as to the specific handles). Wall mounted TV's in the family room and master bedroom (mounts to remain). Patio furniture (2 couches, 2 tables, dining table with 8 chairs, matching storage container, serving cart, and 6 swivel/rocker chairs).

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

Fireplace and all associated components. Dent on gutter above garage.

Acknowledged by:

Seller:	Robert Cross	Buyer:	5/9/2022 11:06 AM	EDT
		(date)		(date)
Seller:	DocuSigned by: Slammon (ross	Buyer:	5/9/2022 11:03 AM	EDT
		(date)		(date)
488 SPRINGFIELD	AVE • SUMMIT, NJ 07901 • OFF	FICE: 908.273.2991 x101 • CELL: 973	3-464-9129 • VIP@SUEADLER.COM	36
				KELLER WILLIAMS
				REALTY