



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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1 Property Address: 15 Vanderpool Dr, Morristown, NJ 07960

5 Seller: James Kutsch and Ginger Kutsch

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.

16 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.

20 OCCUPANCY

21 Yes No Unknown
22 [X] [] []

- 23 1. Age of House, if known 1966
24 2. Does the Seller currently occupy this property?
25 If not, how long has it been since Seller occupied the property?
26 3. What year did the Seller buy the property? 2006
27 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.

29 ROOF

30 Yes No Unknown
31 [] [X] [X]

- 32 4. Age of Roof, if known
33 5. Has roof been replaced or repaired since Seller bought the property?
34 6. Are you aware of any roof leaks?
35 7. Explain any "yes" answers that you give in this section:

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

38 Yes No Unknown
39 [X] [] []

- 40 8. Does the property have one or more sump pumps?
41 8a. Are there any problems with the operation of any sump pump?
42 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?
43 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?
44 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:
45 During 2012 Superstorm Sandy lost power to sump pumps for 14days so had water in basement which was professionally remediated
46 11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location:
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* Some seepage found in basement and remediated by installing French drains and downspouts rerouted



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12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which the attic or roof was constructed?

13. Is the attic or house ventilated by: a whole house fan? an attic fan?

13a. Are you aware of any problems with the operation of such a fan?

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:
Second attic fan disconnected, not working.

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

62 Yes No Unknown

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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: **Checked/Prevention quarterly by Assure.**

Last check in Spring 2022

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

77 Yes No Unknown

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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

94 Yes No Unknown

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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

103 Yes No Unknown

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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 loca-

111 tion other than the sewer, septic, or other system that services the rest of the property?
 112 33. When was well installed? _____
 113 Location of well? _____
 114 34. Do you have a softener, filter, or other water purification system? Leased Owned
 115 35. What is the type of sewage system?
 116 Public Sewer Private Sewer Septic System Cesspool Other (explain): _____
 117 36. If you answered "septic system," have you ever had the system inspected to confirm that it is a true
 118 septic system and not a cesspool?
 119 37. If Septic System, when was it installed? _____
 120 Location: _____
 121 38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
 122 39. Are you aware of any abandoned Septic Systems or Cesspools on your property?
 123 39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain): _____
 124 _____
 125 40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and
 126 fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems?
 127 If "yes," explain: _____
 128 _____
 129 41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage
 130 tanks, or dry wells on the property?
 131 42. Is either the private water or sewage system shared? If "yes," explain: _____
 132 _____
 133 43. Water Heater: Electric Fuel Oil Gas
 134 Age of Water Heater 2020 _____
 135 43a. Are you aware of any problems with the water heater?
 136 44. Explain any "yes" answers that you give in this section:
 137 **Small filter system located under kitchen sink.**
 138 _____
 139 _____

HEATING AND AIR CONDITIONING

140 Yes No Unknown
 141 45. Type of Air Conditioning:
 142 Central one zone Central multiple zone Wall/Window Unit None
 143 46. List any areas of the house that are not air conditioned:
 144 _____
 145 _____
 146 47. What is the age of Air Conditioning System? 2016 _____
 147 48. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other
 148 49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam
 149 heat) **Forced air**
 150 50. If it is a centralized heating system, is it one zone or multiple zones?
 151 **One zone**
 152 51. Age of furnace 2016 _____ Date of last service: _____
 153 52. List any areas of the house that are not heated:
 154 _____
 155 53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other
 156 substances?
 157 54. If tank is not in use, do you have a closure certificate?
 158 55. Are you aware of any problems with any items in this section? If "yes," explain:
 159 _____
 160 _____

WOODBURNING STOVE OR FIREPLACE

161 Yes No Unknown
 162 56. Do you have wood burning stove? fireplace? insert? other
 163 56a. Is it presently usable?
 164 57. If you have a fireplace, when was the flue last cleaned? _____
 165 57a. Was the flue cleaned by a professional or non-professional? _____
 166 58. Have you obtained any required permits for any such item?
 167 59. Are you aware of any problems with any of these items? If "yes," please explain:
 168 **Fireplace is gas**
 169 _____
 170 _____

171 ELECTRICAL SYSTEM

172 Yes No Unknown

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207 ENVIRONMENTAL HAZARDS

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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

62. Does it have 240 volt service? Which are present Circuit Breakers, Fuses or Both?

63. Are you aware of any additions to the original service?
If "yes," were the additions done by a licensed electrician? Name and address:

64. If "yes," were proper building permits and approvals obtained?

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:

67. Are you aware of any fill or expansive soil on the property?

68. Are you aware of any past or present mining operations in the area in which the property is located?

69. Is the property located in a flood hazard zone?

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?

72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the property?

73. Are there any water retention basins on the property or the adjacent properties?

74. 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:

75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the property?

76. Explain any "yes" answers to the preceding questions in this section:

77. Do you have a survey of the property?

78. 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.

78a. 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:

79. 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:

80. Are you aware if any underground storage tank has been tested?
(Attach a copy of each test report or closure certificate if available).

81. 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).

82. If "yes" to any of the above, explain:

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

234 83. Is the property in a designated Airport Safety Zone?
 235 _____

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

237 Yes No Unknown

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

242 85. Is the property part of a condominium or other common interest ownership plan?
 243 85a. If so, is the property subject to any covenants, conditions, or restrictions as a result of its being part
 244 of a condominium or other form of common interest ownership?

245 86. As the owner of the property, are you required to belong to a condominium association or homeown-
 246 ers association, or other similar organization or property owners?
 247 86a. If so, what is the Association's name and telephone number?
 248 _____

249 86b. If so, are there any dues or assessments involved?
 250 If "yes," how much?

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

253 88. Are you aware of any condition or claim which may result in an increase in assessments or fees?
 254 89. Since you purchased the property, have there been any changes to the rules or by-laws of the Asso-
 255 ciation that impact the property?
 256 90. Explain any "yes" answers you give in this section:
 257 _____
 258 _____
 259 _____

MISCELLANEOUS

260 Yes No Unknown

261 91. Are you aware of any existing or threatened legal action affecting the property or any condominium
 262 or homeowners association to which you, as an owner, belong?
 263 92. Are you aware of any violations of Federal, State or local laws or regulations relating to this prop-
 264 erty?
 265 93. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming
 266 uses, or set-back violations relating to this property? If so, please state whether the condition is pre-
 267 existing non-conformance to present day zoning or a violation to zoning and/or land use laws.
 268 _____
 269 _____

270 _____

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

274 95. Are there mortgages, encumbrances or liens on this property?
 275 95a. Are you aware of any reason, including a defect in title, that would prevent you from conveying
 276 clear title?

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

282 97. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any special
 283 assessments and any association dues or membership fees, are there any other fees that you pay on
 284 an ongoing basis with respect to this property, such as garbage collection fees?
 285 98. Explain any other "yes" answers you give in this section:
 286 _____
 287 _____
 288 _____
 289 _____
 290 _____

291 **RADON GAS Instructions to Owners**

292 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
293 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
294 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
295 owners may waive, in writing, this right of confidentiality. As the owner(s) of this property, do you wish to waive this right?

296 Yes No
297  
298 (Initials) (Initials)
299 dotloop verified dotloop verified

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

301 Yes No Unknown
302 99. Are you aware if the property has been tested for radon gas? (Attach a copy of each test report if
303 available.)
304 100. Are you aware if the property has been treated in an effort to mitigate the presence of radon gas? (If
305 "yes," attach a copy of any evidence of such mitigation or treatment.)
306 101. Is radon remediation equipment now present in the property?
307 101a. If "yes," is such equipment in good working order?

311 **MAJOR APPLIANCES AND OTHER ITEMS**

312 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
313 in the sale of the property. Which of the following items are present in the property? (For items that are not present, indicate "not ap-
314 plicable.")

315 Yes No Unknown NA
316 102. Electric Garage Door Opener
317 102a. If "yes," are they reversible? Number of Transmitters zero
318 103. Smoke Detectors
319 Battery Electric Both How many _____
320 Carbon Monoxide Detectors How many 3 - one on each floor
321 _____
322 _____ Location _____
323 104. With regard to the above items, are you aware that any item is not in working order?
324 104a. If "yes," identify each item that is not in working order or defective and explain the nature
325 of the problem: _____
326 _____
327 105. In-ground pool Above-ground pool Pool Heater Spa/Hot Tub
328 105a. Were proper permits and approvals obtained?
329 105b. Are you aware of any leaks or other defects with the filter or the walls or other structural or
330 mechanical components of the pool or spa/hot tub?
331 105c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?
332 106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)
333 Y Refrigerator
334 Y Range
335 N Microwave Oven
336 Y Dishwasher
337 NA Trash Compactor
338 NA Garbage Disposal
339 NA In-Ground Sprinkler System
340 NA Central Vacuum System
341 NA Security System
342 Y Washer
343 Y Dryer
344 N Intercom
345 NA Other
346 107. Of those that may be included, is each in working order?
347 If "no," identify each item not in working order, explain the nature of the problem:
348 _____
349 _____
350 _____

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.

	Yes	No	Unknown	
357				108. When was the Solar Panel System Installed? _____
358	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	109. Are SRECs available from the Solar Panel System? _____
359				109a. If SRECs are available, when will the SRECs expire? _____
360	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	110. Is there any storage capacity on your Property for the Solar Panel System? _____
361	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	111. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes, 362 explain: _____

363

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

365 112a. The Solar Panel System is financed under a power purchase agreement or other type of financing
366 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 ("PPA")? If yes, proceed to Section A
368 below.

369 112b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to Section B below.

370 112c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.

371

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

373

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
377 Panel 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 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 **SECTION C. THE SOLAR PANEL SYSTEM IS SUBJECT TO ENERGY CERTIFICATE(S)**

399 123. Are Solar Transition Renewable Energy Certificates (TREC)s available from the Solar Panel
400 System?

401 123a. If TREC)s are available, when will the TREC)s expire? _____

402 124. Are Solar Renewable Energy Certificate IIs (SREC IIs) available from the Solar Panel System?

403 124 a. If SREC IIs are available, when will the SREC IIs expire? _____

406 LEAD PLUMBING

	Yes	No	Unknown	
407	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	125. Are you aware of the presence of any lead plumbing, including, but not limited to any service line, 408 piping materials, fixtures, and solder. If "yes," explain: _____

411 **WATER INTRUSION**

412 Yes No Unknown
413

126. 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 and refer to the 'Mold Guidelines for New Jersey Residents' pamphlet issued by the New Jersey Department of Health (www.njrealtor.com/mold-guidelines-pamphlet): _____

420 If you would like a physical copy of the pamphlet, your real estate broker, broker-salesperson, or salesperson will provide it.

423 **ACKNOWLEDGMENT OF SELLER**

424 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.

432 *James Kutsch* dotloop verified 09/09/22 11:05 AM EDT
433 SELLER DATE CYQP-9HCM-KQXN-RSYH

437 *Jinger Kutsch* dotloop verified 09/09/22 11:03 AM EDT
438 SELLER DATE H1DJ-8QQZ-HE8P-OZJF

442 SELLER DATE

446 SELLER DATE

449 **EXECUTOR, ADMINISTRATOR, TRUSTEE**

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

454 DATE

459 DATE

463 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

464 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.

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PROSPECTIVE BUYER DATE

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PROSPECTIVE BUYER DATE

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PROSPECTIVE BUYER DATE

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PROSPECTIVE BUYER DATE

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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.

Jeremy Gulish dotloop verified
09/09/22 9:39 AM EDT
HZES-0684-SOZU-R6T8

~~SIGNER'S REAL ESTATE BROKER/~~ DATE
BROKER-SALESPERSON/SALESPERSON:

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

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