

Note: these statements are not conclusive ^{as of} 30 Aug. 2024

SELLER'S DISCLOSURE STATEMENT

SELLER: 1 Liberty Dr Tinton Falls NJ 07753
BUYER: Note: these pages cannot be used for any contractual
PROPERTY ADDRESS: agreement.

THIS FORM IS AN INTEGRAL PART OF THE CONTRACT BETWEEN SELLER AND BUYER RESPECTING THE ABOVE PROPERTY. THIS FORM IS NOT A WARRANTY OR GUARANTEE OF ANY KIND BY SELLER OR ANY REALTOR INVOLVED IN THE TRANSACTION, AND IS NO SUBSTITUTE FOR BUYER HAVING THE PROPERTY CAREFULLY EXAMINED FOR POTENTIAL PROBLEMS OR DEFECTS BY QUALIFIED PROFESSIONALS.

In this section, SELLER discloses in SELLER'S own words any material defects in the property of which SELLER is aware. A defect may be considered material if it is one which a buyer might reasonably regard as important in making the decision to purchase. SELLER should clearly describe any current problems and indicate any past history of problems even if they have been fully corrected. In paragraph 7, any significant repairs or alterations should be disclosed. Copies of repair invoices and inspection reports should be attached, if possible.

1. Do you know whether there has ever been any water leakage in the house or basement? Yes No
If "Yes", explain and describe the frequency, location and extent: _____

2. Do you know whether the Property has ever had termites or other wood destroying insects? Yes No
If "Yes", state when it was treated and describe any damage: repaired in 2011. Lower 2x4 wood on the master bedroom toilet area (exterior) had termites; wood replaced with pressure treated woods

3. Do you know whether there has ever been a problem with the foundation, roof, framing, or structure of the house? Yes No
If "Yes", explain and describe any damage: _____

4. Do you know whether the property has ever had radon gas, UFFI insulation, asbestos or other potential environmental hazards? Yes No . If "Yes", explain: _____

5. This house has: SEWER SEPTIC. Do you know whether there has ever been a problem? Yes No
If "Yes", explain: _____

6. Check if you are aware of serious defects in any of the following or if they are not in operating condition: (Strike if it is not being sold to BUYER)

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Utility Lines or Hook-Ups | <input type="checkbox"/> Air Cleaning System | <input type="checkbox"/> Plumbing | <input type="checkbox"/> Fences or Gates |
| <input type="checkbox"/> Water Service | <input type="checkbox"/> Central Vacuum | <input type="checkbox"/> Plumbing Fixtures | <input type="checkbox"/> Lawn Sprinkler System |
| <input type="checkbox"/> Electrical System | <input type="checkbox"/> Microwave Oven | <input type="checkbox"/> Washer / Dryer Hook-Up | <input type="checkbox"/> Wood Framing or Siding |
| <input type="checkbox"/> Heating or Ventilation | <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Water Softener | <input type="checkbox"/> Gas Heater/Propane Tank |
| <input type="checkbox"/> Central Air Conditioner | <input type="checkbox"/> Disposal | <input type="checkbox"/> Hot Water Heater | <input type="checkbox"/> Garage Door Opener |
| <input type="checkbox"/> Window Air Conditioner | <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Sauna or Hot Tub | <input type="checkbox"/> Antenna / TV Dish |
| <input type="checkbox"/> Attic Fan | <input type="checkbox"/> Range | <input type="checkbox"/> Fireplace or Chimney | <input type="checkbox"/> Intercom |
| <input type="checkbox"/> Ceiling Fan | <input type="checkbox"/> Oven | <input type="checkbox"/> Fire / Smoke Detector | <input type="checkbox"/> Humidifier |
| <input type="checkbox"/> Exhaust Fan | <input type="checkbox"/> Refrigerator | <input type="checkbox"/> Burglar Alarm | <input type="checkbox"/> Pool / Pool Equipment |

Check if you are aware of any of the following with respect to the property:

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Additions / Improvements | <input type="checkbox"/> Zoning / Set-Back Violations | <input type="checkbox"/> Encroachments / Easements |
| <input type="checkbox"/> Flooding / Sump Pumps | <input type="checkbox"/> Existing/Threatened Legal Action | <input type="checkbox"/> Fire Damage at any time |
| <input type="checkbox"/> Party Walls or Common Areas | <input type="checkbox"/> Code Violations/ Liens/ Assessments | <input type="checkbox"/> Landfill or Subterranean Problems |
| <input type="checkbox"/> Reappraisal / Reclassification | <input type="checkbox"/> Homes Association | <input type="checkbox"/> Problems with Water Supply |

If you have checked any of the above, please explain what you know: added two doors. One from master bedroom to the garage (interior) & one from garage to outdoor (backyard)

7. Disclose any material defects in the Property not fully described above. Describe any significant repairs or alterations to the Property and who did the work: none

8. SELLER agrees to update this form whenever conditions change at the Property between now and the closing.

SELLER _____ Date _____ SELLER _____ Date _____

BUYERS' ACKNOWLEDGMENT AND AGREEMENT

1. I HAVE CAREFULLY INSPECTED THE PROPERTY. SUBJECT TO ANY INSPECTIONS ALLOWED UNDER MY CONTRACT WITH SELLER, I AGREE TO PURCHASE THE PROPERTY IN ITS PRESENT CONDITION ONLY, WITHOUT WARRANTIES OR GUARANTEES OF ANY KIND BY SELLER OR ANY REALTOR CONCERNING THE CONDITION OR VALUE OF THE PROPERTY.

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

LEAD WARNING STATEMENT

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.

SELLER'S DISCLOSURE (initial)

_____ (a) PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one below).

Known lead-based paint and/or lead-based paint hazards are present in the housing.

Explain: _____

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

_____ (b) RECORDS AND REPORTS AVAILABLE TO THE SELLER (check one below).

Seller has provided the buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGMENT (initial)

_____ (c) BUYER HAS RECEIVED COPIES OF ALL INFORMATION LISTED ABOVE.

_____ (d) BUYER HAS RECEIVED THE PAMPHLET "*Protect Your Family From Lead In Your Home*".

_____ (e) BUYER HAS (check one below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of 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.

AGENT'S ACKNOWLEDGMENT (if applicable)

_____ (f) AGENT 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.

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

SELLER Date

BUYER Date

SELLER Date

BUYER Date

AGENT

AGENT