



**INSTRUCTIONS -
NEW JERSEY REALTORS®
SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT**

©2018 New Jersey REALTORS®

COMPASS

1 Effective August 1, 2024, the New Jersey Real Estate Consumer Protection Enhancement Act, P.L.2024.c32, requires sellers
2 of residential property located in New Jersey to complete and sign a property condition disclosure statement as promulgated
3 by the New Jersey Division of Consumer Affairs pursuant to N.J.A.C. 13:45A-29.1. This requires all sellers of residential
4 real estate to provide the property condition disclosure statement to a prospective buyer before the prospective buyer
5 becomes obligated under any contract for the purchase of the property.

6
7 Additionally, the New Jersey Law of Flood Risk Notification, P.L.2023.c93, requires sellers of all real property located in
8 New Jersey to make certain supplemental disclosures concerning flood risks on the "Flood Risk Addendum" incorporated
9 within the property condition disclosure statement. As a result of these two laws:

- 10
11 • All sellers of **residential property** must complete Questions 1-108 on the property condition disclosure statement; and
12
13 • All sellers of **residential and non-residential (i.e. commercial)**, must complete the Flood Risk Addendum,
14 Questions 109-117, on the property condition disclosure statement.

15
16 Moreover, regarding the property condition disclosure statement, the New Jersey Division of Consumer Affairs has provided
17 the following instructions:

18
19 *The purpose of the Property Condition Disclosure Statement ("Disclosure Statement"), including the Flood Risk Addendum, is to disclose
20 the condition of the property, as of the date set forth on the Disclosure Statement or Flood Risk Addendum. The seller is under an
21 obligation to disclose any known material defects in the property even if not addressed in this printed form. The seller alone is the source
22 of all information contained in this form. All prospective buyers of the property are cautioned to carefully inspect the property and to
23 carefully inspect the surrounding area for any off-site conditions that may adversely affect the property. Moreover, this Disclosure
24 Statement is not intended to be a substitute for prospective buyer's hiring of qualified experts to inspect the property.*

25
26 *If a property consists of multiple units, systems and/or features, please provide complete answers on all such units, systems and/or
27 features even if the question is phrased in the singular, such as if a duplex has multiple furnaces, water heaters, and fireplaces.*

28
29 *Pursuant to P.L. 2024, c.32, completion of questions 1 through 108 is mandatory for all sellers of residential real property in the State.
30 Sellers of residential real property must answer these questions before the purchaser becomes obligated under any contract for the
31 purchase of the property. Questions 1 through 108 must be answered to the best of the seller's knowledge, unless otherwise stated.*

32
33 *Pursuant to N.J.S.A. 56:8-19.2, completion of the "Flood Risk Addendum" questions 109 through 117 of the Disclosure Statement, is mandatory
34 for all sellers of real property (including both residential and non-residential property). Sellers of real property must answer these questions
35 before the purchaser becomes obligated under any contract for the purchase of the property. This is the case regardless of whether a seller
36 completes questions 1-108 of the Disclosure Statement. Sellers must verify their answers to questions 109 and 110, and may do so using the Flood
37 Risk Notification Tool located at flooddisclosure.nj.gov. Questions 111 through 117 must be answered based on the seller's actual knowledge.*

38
39 *A seller must execute a separate acknowledgement for each portion of the Disclosure Statement that the seller completes. If a seller
40 does not answer questions 1 through 108, no acknowledgement is required for that portion. However, the mandatory Flood Risk
41 Addendum must still be completed and acknowledged in all cases.*

42
43 Lastly, **New Jersey REALTORS® Seller's Property Condition Disclosure Statement**, Form #140, includes an Addendum
44 Regarding Statutory Disclosures & Other Items, Questions 118-136a, to be answered to the best of seller's knowledge as
45 required by law.

46

47

48

49

50

51

52

53

54

55



NEW JERSEY REALTORS®
SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

©2018 New Jersey REALTORS®

56 Property Address: 22 Moran Rd, West Orange, NJ 07052

57 _____ ("Property").

58 Seller: Ami Heda for the HEDA FAMILY TRUST

59 _____ ("Seller").

60 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
61 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
62 addressed in this printed form. Seller alone is the source of all information contained in this form. All prospective buyers of the Property
63 are cautioned to carefully inspect the Property and to carefully inspect the surrounding area for any off-site conditions that may adversely
64 affect the Property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer's hiring of qualified experts
65 to inspect the Property.

66 If your Property consists of multiple units, systems and/or features, please provide complete answers on all such units, systems and/or
67 features even if the question is phrased in the singular, such as if a duplex has multiple furnaces, water heaters and fireplaces.

68 **OCCUPANCY**

69 Yes No Unknown [] 1. Age of House, if known _____
70 [] [] 2. Does the Seller currently occupy this Property?
71 If not, how long has it been since Seller occupied the Property? _____
72 [] [] 3. What year did the Seller buy the Property? _____
73 [] [] 3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of
74 the Property? If "yes," please attach a copy of it to this form.

75 **ROOF**

76 Yes No Unknown [] 4. Age of roof _____
77 [] [] 5. Has roof been replaced or repaired since Seller bought the Property?
78 [] [] 6. Are you aware of any roof leaks?
79 [] [] 7. Explain any "yes" answers that you give in this section: _____
80 _____
81 _____
82 _____

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

84 Yes No Unknown [] 8. Does the Property have one or more sump pumps?
85 [] [] 8a. Are there any problems with the operation of any sump pump?
86 [] [] 9. Are you aware of any water leakage, accumulation or dampness within the basement or crawl
87 [] [] spaces or any other areas within any of the structures on the Property?
88 [] [] 9a. Are you aware of the presence of any mold or similar natural substance within the basement or
89 [] [] crawl spaces or any other areas within any of the structures on the Property?
90 [] [] 10. Are you aware of any repairs or other attempts to control any water or dampness problem in the
91 [] [] basement or crawl space? If "yes," describe the location, nature and date of the repairs: _____
92 [] [] _____
93 [] [] 11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify
94 [] [] location: _____
95 [] [] 12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which
96 [] [] the attic or roof was constructed?
97 [] [] 13. Is the attic or house ventilated by: _____ a whole house fan? _____ an attic fan?
98 [] [] 13a. Are you aware of any problems with the operation of such a fan?
99 [] []
100 [] []
101 [] []
102 [] []
103 [] []
104 [] []
105 [] []
106 [] []
107 [] []
108 [] []
109 [] []
110 [] []



- 111
112
113
114
115
116
117
118 14. In what manner is access to the attic space provided?
119 staircase pull down stairs crawl space with aid of ladder or other device
120 other _____
121
122
123
124
125
126
127
128
129
130
131
132

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

133 Yes No Unknown

- 134 16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the Property?
135 17. Are you aware of any damage to the Property caused by termites/wood destroying insects, dry
136 rot, or pests?
137 18. If "yes," has work been performed to repair the damage?
138 19. Is your Property under contract by a licensed pest control company? If "yes," state the name and
139 address of the licensed pest control company: _____
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170

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

STRUCTURAL ITEMS

Yes No Unknown

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

ADDITIONS/REMODELS

Yes No Unknown

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

PLUMBING, WATER AND SEWAGE

Yes No Unknown

32. What is the source of your drinking water?
33. Public Community System Well on Property Other (explain) _____
34. If your drinking water source is not public, have you performed any tests on the water?
35. If so, when? _____
36. Attach a copy of or describe the results: _____
37. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any
location other than the sewer, septic, or other system that services the rest of the Property?
38. When was well installed? _____
39. Location of well? _____

- 171 [] [] 34. Do you have a softener, filter, or other water purification system? Leased Owned
 172 [] [] 35. What is the type of sewage system?
 173 [] [] Public Sewer Private Sewer Septic System Cesspool Other (explain): _____
 174 [] [] 36. If you answered "septic system," have you ever had the system inspected to confirm that it is a
 175 [] [] true septic system and not a cesspool?
 176 [] [] 37. If Septic System, when was it installed? _____
 177 [] [] Location? _____
 178 [] [] 38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
 179 [] [] 39. Are you aware of any abandoned Septic Systems or Cesspools on your Property?
 180 [] [] 39a. If "yes," is the closure in accordance with the municipality's ordinance? Explain: _____
 181 [] [] 40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and
 182 [] [] fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems?
 183 [] [] If "yes," explain _____
 184 [] [] 41. Are you aware of the presence of any lead piping, including but not limited to any service line,
 185 [] [] piping materials, fixtures, and solder. If "yes," explain: _____
 186 [] [] 42. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage
 187 [] [] tanks, or dry wells on the Property?
 188 [] [] 43. Is either the private water or sewage system shared? If "yes," explain: _____
 189 [] [] 44. Water Heater: Electric Fuel Oil Gas
 190 [] [] Age of Water Heater _____
 191 [] [] 44a. Are you aware of any problems with the water heater?
 192 [] [] 45. Explain any "yes" answers that you give in this section: _____
 193 [] [] _____
 194 [] [] _____
 195 [] [] _____
 196 [] [] _____
 197 [] [] _____
 198 [] [] _____
 199 [] [] _____

HEATING AND AIR CONDITIONING

- 200 Yes No Unknown 46. Type of Air Conditioning:
 201 [] [] Central one zone Central multiple zone Wall/Window Unit None
 202 [] [] 47. List any areas of the house that are not air conditioned: _____
 203 [] [] 48. What is the age of Air Conditioning System? _____
 204 [] [] 49. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other
 205 [] [] 50. What is the type of heating system? (for example, forced air, hot water or base board, radiator,
 206 [] [] steam heat) _____
 207 [] [] 51. If it is a centralized heating system, is it one zone or multiple zones? _____
 208 [] [] 52. Age of furnace _____ Date of last service: _____
 209 [] [] 53. List any areas of the house that are not heated: _____
 210 [] [] 54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or
 211 [] [] other substances?
 212 [] [] 55. If tank is not in use, do you have a closure certificate?
 213 [] [] 56. Are you aware of any problems with any items in this section? If "yes," explain: _____
 214 [] [] _____
 215 [] [] _____
 216 [] [] _____
 217 [] [] _____
 218 [] [] _____
 219 [] [] _____

WOODBURNING STOVE OR FIREPLACE

- 220 Yes No Unknown 57. Do you have wood burning stove? fireplace? insert? other
 221 [] [] 57a. Is it presently usable?
 222 [] [] 58. If you have a fireplace, when was the flue last cleaned? _____
 223 [] [] 58a. Was the flue cleaned by a professional or non-professional? _____
 224 [] [] 59. Have you obtained any required permits for any such item?
 225 [] [] 60. Are you aware of any problems with any of these items? If "yes," please explain: _____
 226 [] [] _____
 227 [] [] _____
 228 [] [] _____
 229 [] [] _____
 230 [] [] _____

231 **ELECTRICAL SYSTEM**

232 Yes No Unknown

- 233 61. What type of wiring is in this structure? Copper Aluminum Other Unknown
234 62. What amp service does the Property have? 60 100 150 200 Other Unknown
235 63. Does it have 240 volt service? Which are present Circuit Breakers, Fuses or Both?
236 64. Are you aware of any additions to the original service?
237 If "yes," were the additions done by a licensed electrician? Name and address: _____
238 _____
239 _____

240 [] [] []

- 241 65. If "yes," were proper building permits and approvals obtained?
242 66. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
243 67. Explain any "yes" answers that you give in this section:
244 _____
245 _____

246 **LAND (SOILS, DRAINAGE AND BOUNDARIES)**

247 Yes No Unknown

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

267 **ENVIRONMENTAL HAZARDS**

268 Yes No Unknown

- 269 79. Have you received any written notification from any public agency or private concern informing you
270 that the Property is adversely affected, or may be adversely affected, by a condition that exists on a
271 property in the vicinity of this Property? If "yes," attach a copy of any such notice currently in your
272 possession.
273 79a. Are you aware of any condition that exists on any property in the vicinity which adversely affects,
274 or has been identified as possibly adversely affecting, the quality or safety of the air, soil, water,
275 and/or physical structures present on this Property? If "yes," explain: _____
276 _____
277 80. Are you aware of any underground storage tanks (UST) or toxic substances now or previously
278 present on this Property or adjacent property (structure or soil), such as polychlorinated biphenyl
279 (PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium,
280 thorium, lead or other hazardous substances in the soil? If "yes," explain: _____
281 _____
282 81. Are you aware if any underground storage tank has been tested?
283 (Attach a copy of each test report or closure certificate if available.)
284 82. Are you aware if the Property has been tested for the presence of any other toxic substances, such
285 as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others?
286 (Attach copy of each test report if available.)
287 83. If "yes" to any of the above, explain: _____
288 _____
289 _____
290 _____

291	<input type="checkbox"/>	<input type="checkbox"/>	83a. If "yes" to any of the above, were any actions taken to correct the problem? Explain: _____
292			_____
293			_____
294	<input type="checkbox"/>	<input type="checkbox"/>	84. Is the Property in a designated Airport Safety Zone?
295			_____
296	DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS		
297	AND CO-OPS		
298	Yes	No	Unknown
299	<input type="checkbox"/>	<input type="checkbox"/>	85. 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?
300			_____
301			_____
302			_____
303	<input type="checkbox"/>	<input type="checkbox"/>	86. Is the Property part of a condominium or other common interest ownership plan?
304	<input type="checkbox"/>	<input type="checkbox"/>	86a. 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?
305			_____
306	<input type="checkbox"/>	<input type="checkbox"/>	87. 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?
307			_____
308	<input type="checkbox"/>	<input type="checkbox"/>	87a. If so, what is the Association's name and telephone number? _____
309			_____
310	<input type="checkbox"/>	<input type="checkbox"/>	87b. If so, are there any dues or assessments involved?
311			If "yes," how much? _____
312	<input type="checkbox"/>	<input type="checkbox"/>	88. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the Property?
313			_____
314	<input type="checkbox"/>	<input type="checkbox"/>	89. Are you aware of any condition or claim which may result in an increase in assessments or fees?
315	<input type="checkbox"/>	<input type="checkbox"/>	90. Since you purchased the Property, have there been any changes to the rules or by-laws of the Association that impact the Property?
316			_____
317			91. Explain any "yes" answers you give in this section: _____
318			_____
319			_____
320	MISCELLANEOUS		
321	Yes	No	Unknown
322	<input type="checkbox"/>	<input type="checkbox"/>	92. 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?
323			_____
324	<input type="checkbox"/>	<input type="checkbox"/>	93. Are you aware of any violations of Federal, State or local laws or regulations relating to this Property?
325			_____
326	<input type="checkbox"/>	<input type="checkbox"/>	94. 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. _____
327			_____
328	<input type="checkbox"/>	<input type="checkbox"/>	95. 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?
329			_____
330	<input type="checkbox"/>	<input type="checkbox"/>	96. Are there mortgages, encumbrances or liens on this Property?
331			_____
332	<input type="checkbox"/>	<input type="checkbox"/>	96a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?
333			_____
334	<input type="checkbox"/>	<input type="checkbox"/>	97. 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: _____
335			_____
336	<input type="checkbox"/>	<input type="checkbox"/>	98. 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?
337			_____
338	<input type="checkbox"/>	<input type="checkbox"/>	99. Explain any other "yes" answers you give in this section: _____
339			_____
340			_____
341			_____
342			_____
343	<input type="checkbox"/>	<input type="checkbox"/>	_____
344			_____
345			_____
346			_____
347			_____
348			_____
349			_____
350			_____

351 **RADON GAS** Instructions to Owners
352 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
353 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
354 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
355 owners may waive, in writing, this right of confidentiality. As the owner(s) of this Property, do you wish to waive this right?

356 Yes No
357 [] [] (Initials) (Initials)

360 If you responded "yes," answer the following questions. If you responded "no," proceed to the next section.
361

362 Yes No Unknown
363 [] [] 100. Are you aware if the Property has been tested for radon gas? (Attach a copy of each test report if
364 available.)
365 [] [] 101. Are you aware if the Property has been treated in an effort to mitigate the presence of radon gas?
366 (If "yes," attach a copy of any evidence of such mitigation or treatment.)
367 [] [] 102. Is radon remediation equipment now present in the Property?
368 [] [] 102a. If "yes," is such equipment in good working order?
369

370 **MAJOR APPLIANCES AND OTHER ITEMS**

371 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
372 in the sale of the Property. Which of the following items are present in the Property? (For items that are not present, indicate "not
373 applicable.")
374

375 Yes No Unknown N/A
376 [] [] [] 103. Electric Garage Door Opener
377 [] [] [] 103a. If "yes," are they reversible? Number of Transmitters _____
378 [] [] [] [] 104. Smoke Detectors
379 _____ Battery _____ Electric _____ Both How many _____
380 _____ Carbon Monoxide Detectors How many _____
381 _____ Location _____
382 [] [] [] 105. With regard to the above items, are you aware that any item is not in working order?
383 105a. If "yes," identify each item that is not in working order or defective and explain the nature
384 of the problem: _____
385
386 [] [] [] 106. _____ In-ground pool _____ Above-ground pool _____ Pool Heater _____ Spa/Hot Tub
387 [] [] [] 106a. Were proper permits and approvals obtained?
388 [] [] [] 106b. Are you aware of any leaks or other defects with the filter or the walls or other structural or
389 mechanical components of the pool or spa/hot tub?
390 [] [] [] 106c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?
391 107. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)
392 [] Refrigerator
393 [] Range
394 [] Microwave Oven
395 [] Dishwasher
396 [] Trash Compactor
397 [] Garbage Disposal
398 [] In-Ground Sprinkler System
399 [] Central Vacuum System
400 [] Security System
401 [] Washer
402 [] Dryer
403 [] Intercom
404 [] Other
405 108. Of those that may be included, is each in working order?
406 If "no," identify each item not in working order, explain the nature of the problem: _____
407
408
409
410

411 **ACKNOWLEDGMENT OF SELLER**

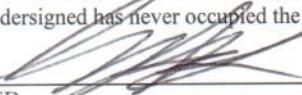
412 The undersigned Seller affirms that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's
413 knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real estate brokerage firm representing
414 or assisting the Seller to provide this Disclosure Statement to all prospective buyers of the Property, and to other real estate agents. Seller
415 alone is the source of all information contained in this statement. *If the Seller relied upon any credible representations of another, the
416 Seller should state the name(s) of the person(s) who made the representation(s) and describe the information that was relied upon.

417
418
419
420

SELLER	DATE	SELLER	DATE
SELLER	DATE	SELLER	DATE

427 **EXECUTOR, ADMINISTRATOR, TRUSTEE (if applicable)**

428 The undersigned has never occupied the Property and lacks the personal knowledge necessary to complete this Disclosure Statement.

429
430
431  1/18/26
432 SIGNED DATE SIGNED DATE

433 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

444
445
446 PROSPECTIVE BUYER DATE PROSPECTIVE BUYER DATE
447
448
449 PROSPECTIVE BUYER DATE PROSPECTIVE BUYER DATE
450

451 **ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON**

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

454
455 The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the Property with reasonable
456 diligence to ascertain the accuracy of the information disclosed by the Seller, prior to providing a copy of the property disclosure statement
457 to the buyer.

458
459 The Prospective Buyer's real estate broker/broker-salesperson/salesperson also acknowledges receipt of the Property Disclosure Statement
460 form for the purpose of providing it to the Prospective Buyer.

461
462
463 SELLER'S REAL ESTATE BROKER/
464 BROKER-SALESPERSON/SALESPERSON DATE
465
466
467 PROSPECTIVE BUYER'S REAL ESTATE BROKER/
468 BROKER-SALESPERSON/SALESPERSON DATE
469

470 **SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT CONTINUES ON NEXT PAGE**



NEW JERSEY REALTORS®
SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT
ADDENDUM REGARDING FLOOD RISK

©2018 New Jersey REALTORS®

471 Pursuant to N.J.S.A. 56:8-19.2, all Sellers of real property (including both residential and non-residential property) must complete
472 questions 109-117 below.

473
474 Sellers of real property must answer these questions before the purchaser becomes obligated under any contract for the purchase of the
475 Property. This is the case regardless of whether the Seller completes questions 1-108. Sellers must verify their answers to questions 109-
476 110, and may do so using the Flood Risk Notification Tool located at njrealto/flood-disclosure. Questions 111-117 must be answered
477 based on the Seller's actual knowledge.

478
479 Flood risks in New Jersey are growing due to the effects of climate change. Coastal and inland areas may experience significant flooding
480 now and in the near future, including in places that were not previously known to flood. For example, by 2050, it is likely that sea-level
481 rise will meet or exceed 2.1 feet above 2000 levels, placing over 40,000 New Jersey properties at risk of permanent coastal flooding.
482 In addition, precipitation intensity in New Jersey is increasing at levels significantly above historic trends, placing inland properties at
483 greater risk of flash flooding. These and other coastal and inland flood risks are expected to increase within the life of a typical mortgage
484 originated in or after 2020.

485
486 To learn more about these impacts, including the flood risk to your Property, visit njrealto/flood-disclosure. To learn more about how to
487 prepare for a flood emergency, visit njrealto/flood-planning.

488 Yes No Unknown

- 489
490 109. Is any or all of the Property located wholly or partially in the Special Flood Hazard Area ("100-
491 year floodplain") according to FEMA's current flood insurance rate maps for your area?
492
493 110. Is any or all of the Property located wholly or partially in a Moderate Risk Flood Hazard Area
494 ("500-year floodplain") according to FEMA's current flood insurance rate maps for your area?
495
496 111. Is the Property subject to any requirement under federal law to obtain and maintain flood
497 insurance on the Property?
498 *Properties in the special flood hazard area, also known as high risk flood zones, on FEMA's flood insurance rate
499 maps with mortgages from federally regulated or insured lenders are required to obtain and maintain flood insurance.
500 Even when not required, FEMA encourages property owners in high risk, moderate risk, and low risk flood zones
501 to purchase flood insurance that covers the structure and the personal property within the structure. Also note that
502 properties in coastal and riverine areas may be subject to increased risk of flooding over time due to projected sea level
503 rise and increased extreme storms caused by climate change which may not be reflected in current flood insurance rate
504 maps.*
505
506 112. Have you ever received assistance, or are you aware of any previous owners receiving assistance,
507 from FEMA, the U.S. Small Business Administration, or any other federal disaster flood assistance
508 for flood damage to the Property?
509 *For properties that have received federal disaster assistance, the requirement to obtain flood insurance passes down
510 to all future owners. Failure to obtain and maintain flood insurance can result in an individual being ineligible for
511 future assistance.*
512
513 113. Is there flood insurance on the Property?
514 *A standard homeowner's insurance policy typically does not cover flood damage. You are encouraged to examine your
515 policy to determine whether you are covered.*
516
517 114. Is there a FEMA elevation certificate available for the Property? If so, the elevation certificate
518 must be shared with the buyer.
519 *An elevation certificate is a FEMA form, completed by a licensed surveyor or engineer. The form provides critical
520 information about the flood risk of the Property and is used by flood insurance providers under the National Flood
521 Insurance Program to help determine the appropriate flood insurance rating for the Property. A buyer may be able to
522 use the elevation certificate from a previous owner for their flood insurance policy.*
523
524 115. Have you ever filed a claim for flood damage to the Property with any insurance provider,
525 including the National Flood Insurance Program?
526 If the claim was approved, what was the amount received? \$ _____



- 526 [] [] [] 116. Has the Property experienced any flood damage, water seepage, or pooled water due to a natural
527 flood event, such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow?
528 If so, how many times? _____

529 117. Explain any "yes" answers that you give in this section: _____
530 _____
531 _____
532 _____

533 **ACKNOWLEDGMENT OF SELLER**

534 The undersigned Seller affirms that the information set forth in the above Flood Risk Addendum to the Disclosure Statement is accurate
535 and complete to Seller's actual knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real
536 estate brokerage firm representing or assisting the Seller to provide this completed Flood Risk Addendum to the Disclosure Statement
537 to all prospective buyers of the Property, and to other real estate agents. Seller alone is the source of all information contained in this
538 statement. *If the Seller relied upon any credible representation of another, the Seller should state the name(s) of the person(s) who made
539 the representation(s) and describe the information that was relied upon.

540 _____
541 _____
542 _____
543 _____
544 _____
545 _____
546 _____

547

SELLER	DATE	SELLER	DATE
--------	------	--------	------

548

SELLER	DATE	SELLER	DATE
--------	------	--------	------

549 **EXECUTOR, ADMINISTRATOR, TRUSTEE (if applicable)**

550 The undersigned has never occupied the Property and lacks the personal knowledge necessary to complete this Disclosure Statement.

551

SIGNED	DATE	SIGNED	DATE
--------	------	--------	------

552 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

564

PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE
-------------------	------	-------------------	------

565

PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE
-------------------	------	-------------------	------

566 **SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT CONTINUES ON NEXT PAGE**

586	ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON
587	The undersigned Seller's real estate broker/broker/broker-salesperson/salesperson acknowledges receipt of this completed Flood Risk
588	Addendum to the Disclosure Statement and that the information contained in this form was provided by the Seller.
589	
590	The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the Property with reasonable
591	diligence to ascertain the accuracy of the information disclosed by the Seller, prior to providing a copy of the property disclosure statement
592	to the buyer.
593	
594	The Prospective Buyer's real estate broker/broker/broker-salesperson also acknowledges receipt of this completed Flood Disclosure
595	Addendum to the Property Disclosure for the purpose of providing it to the Prospective Buyer.
596	
597	
598	SELLER'S REAL ESTATE BROKER/
599	BROKER-SALESPERSON/SALESPERSON:
600	
601	
602	
603	PROSPECTIVE BUYER'S REAL ESTATE BROKER/
604	BROKER-SALESPERSON/SALESPERSON
605	
606	
607	
608	
609	
610	
611	
612	
613	
614	
615	
616	
617	
618	
619	
620	
621	
622	
623	
624	
625	
626	
627	
628	
629	
630	
631	
632	
633	
634	
635	
636	
637	
638	
639	
640	
641	
642	
643	
644	
645	ADDENDUM REGARDING STATUTORY DISCLOSURES & OTHER ITEMS CONTINUES ON NEXT PAGE



NEW JERSEY REALTORS®
SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT
ADDENDUM REGARDING STATUTORY DISCLOSURES & OTHER ITEMS

©2018 New Jersey REALTORS®

646 **SOLAR PANEL SYSTEMS Pursuant to P.L. 2023, c312**

647 This section is applicable if the Property is serviced by a Solar Panel System, which means a system of solar panels designed to absorb the
648 sunlight as a source of energy for generating electricity or heating, any and all inverters, net meter, wiring, roof supports and any other
649 equipment pertaining to the Solar Panels (collectively, the "Solar Panel System"). This information may be used, among other purposes,
650 to prepare a Solar Panel Addendum to be affixed to and made a part of a contract of sale for the Property.

651 Yes No

652 Is the Property serviced by a Solar Panel System?

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

654 Yes No Unknown

655 118. When was the Solar Panel System Installed? _____

656 118a. What is the name and contact information of the business that installed the Solar Panel System? _____

657 [] [] 118b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please
658 attach copies to this form.

659 [] [] 119. Are SRECs available from the Solar Panel System?

660 [] [] 119a. If SRECs are available, when will the SRECs expire? _____

661 [] [] 120. Is there any storage capacity on the Property for the Solar Panel System?

662 [] [] 121. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes,
663 explain: _____

664 [] [] _____

665 **Choose one of the following three options:**
666 [] 122a. The Solar Panel System is financed under a power purchase agreement or other type of financing
667 arrangement which requires me/us to make periodic payments to a Solar Panel System provider
668 in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to Section A
669 below.

670 [] 122b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to Section B below.

671 [] 122c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.

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

673 [] 123. What is the current periodic payment amount? \$ _____
674 [] 124. What is the frequency of the periodic payments (check one)? [] Monthly [] Quarterly
675 [] 125. What is the expiration date of the PPA, which is when you will become the owner of the Solar
676 [] Panel System? _____ ("PPA Expiration Date")

677 [] [] 126. Is there a balloon payment that will become due on or before the PPA Expiration Date?

678 [] 127. If there is a balloon payment, what is the amount? \$ _____

679 **Choose one of the following three options:**

680 [] 128a. Buyer will assume my/our obligations under the PPA at Closing.
681 [] 128b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar
682 [] Panel System can be included in the sale free and clear.
683 [] 128c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain
684 [] cancellation of the PPA as of the Closing.

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

686 [] 129. What is the current periodic lease payment amount? \$ _____
687 [] 130. What is the frequency of the periodic lease payments (check one)? [] Monthly [] Quarterly
688 [] 131. What is the expiration date of the lease? _____

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

690 [] 132a. Buyer will assume our obligations under the lease at Closing.
691 [] 132b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior
692 [] to Closing.



701 [] [] [] **SECTION C - THE SOLAR PANEL SYSTEM IS SUBJECT TO ENERGY CERTIFICATE(S)**

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

704 [] [] [] 133a. If TRECs are available, when will the TRECs expire? _____

705 [] [] [] 134. Are Solar Renewable Energy Certificate IIs ("SREC IIs") available from the Solar Panel System?

706 [] [] 134a. If SREC IIs are available, when will the SREC IIs expire? _____

707 **WATER INTRUSION Pursuant to N.J.S.A. 56:8-19.1**

708 Yes No Unknown

709 [] [] [] 135. Are you aware of any water leakage, accumulation or dampness, the presence of mold or other
710 similar natural substance, or repairs or other attempts to control any water or dampness problem on
711 the Property? If yes, please describe the nature of the issue and any attempts to repair or control it:
712 _____
713 _____

714 If yes, pursuant to New Jersey law, the **buyer** of the real Property is advised to refer to the 'Mold
715 Guidelines for New Jersey Residents' pamphlet issued by the New Jersey Department of Health
716 (njreal.to/mold-guidelines) and has the right to request a physical copy of the pamphlet from the
717 real estate broker, broker-salesperson, or salesperson.

718 **SECONDARY POWER SOURCE Pursuant to P.L.2025, c19**

719 Yes No Unknown

720 [] [] 136. Is there a secondary power source at the Property (i.e. permanently installed combustion
721 generators, solar panels, battery storage systems, or any other supplemental source of electrical
722 energy)?

723 [] [] 136a. If "yes," is a label installed within 18 inches of the main electrical panel and electrical meter
724 warning of the dangers associated with the secondary power sources?

725 **ACKNOWLEDGMENT OF SELLER**

726 The undersigned Seller affirms that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's
727 knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real estate brokerage firm representing
728 or assisting the Seller to provide this Disclosure Statement to all prospective buyers of the Property, and to other real estate agents. Seller
729 alone is the source of all information contained in this statement. *If the Seller relied upon any credible representations of another, the
730 Seller should state the name(s) of the person(s) who made the representation(s) and describe the information that was relied upon.

731 _____
732 _____
733 _____

734 _____
735 _____

736 _____
737 _____
738 _____

739 _____
740 _____

741 **SELLER** **DATE** **SELLER** **DATE**

742 _____
743 _____

744 **SELLER** **DATE** **SELLER** **DATE**

745 _____
746 _____

747 **EXECUTOR, ADMINISTRATOR, TRUSTEE (if applicable)**

748 The undersigned has never occupied the Property and lacks the personal knowledge necessary to complete this Disclosure Statement.

749 _____
750 _____

751 **SIGNED** **DATE** **SIGNED** **DATE**

752 _____
753 _____

754 _____
755 _____

756 _____
757 _____

758 _____
759 _____

760 _____

ADDENDUM REGARDING STATUTORY DISCLOSURES & OTHER ITEMS CONTINUES ON NEXT PAGE

761 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

773
774
775 PROSPECTIVE BUYER _____ DATE _____ PROSPECTIVE BUYER _____ DATE _____
776
777
778 PROSPECTIVE BUYER _____ DATE _____ PROSPECTIVE BUYER _____ DATE _____
779

780 **ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON**

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

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

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

788
789
790
791
792 SELLER'S REAL ESTATE BROKER/
793 BROKER-SALESPERSON/SALESPERSON: _____ DATE _____
794
795
796

797 PROSPECTIVE BUYER'S REAL ESTATE BROKER/
798 BROKER-SALESPERSON/SALESPERSON: _____ DATE _____
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820