



NEW JERSEY REALTORS®
SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

©2018 New Jersey REALTORS®

Property Address: 105 Hillside Ave Absecon NJ 08201

Seller:

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.

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

OCCUPANCY

Yes No Unknown

- 1. Age of House, if known
2. Does the Seller currently occupy this Property?
3. What year did the Seller buy the Property? 2025
3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of the Property?

ROOF

Yes No Unknown

- 4. Age of roof New
5. Has roof been replaced or repaired since Seller bought the Property?
6. Are you aware of any roof leaks?
7. Explain any "yes" answers that you give in this section:

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

Yes No Unknown

- 8. Does the Property have one or more sump pumps?
8a. Are there any problems with the operation of any sump pump?
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?
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?
10. Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
11. Are you aware of any cracks or bulges in the basement floor or foundation walls?
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 Access Panel
15. Explain any "yes" answers that you give in this section: _____

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

Yes No Unknown

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: _____
 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, 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

Yes No Unknown

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

Yes No Unknown

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

HEATING AND AIR CONDITIONING

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

WOODBURNING STOVE OR FIREPLACE

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

231	ELECTRICAL SYSTEM			
232	Yes	No	Unknown	
233				61. What type of wiring is in this structure? <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> Other <input checked="" type="checkbox"/> Unknown
234				62. What amp service does the Property have? <input type="checkbox"/> 60 <input type="checkbox"/> 100 <input checked="" type="checkbox"/> 150 <input type="checkbox"/> 200 <input type="checkbox"/> Other <input type="checkbox"/> Unknown
235	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	63. Does it have 240 volt service? Which are present <input checked="" type="checkbox"/> Circuit Breakers, <input type="checkbox"/> Fuses or <input type="checkbox"/> Both?
236	<input type="checkbox"/>	<input checked="" type="checkbox"/>		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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	65. If "yes," were proper building permits and approvals obtained?
241	<input type="checkbox"/>	<input checked="" type="checkbox"/>		66. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
242				67. Explain any "yes" answers that you give in this section: _____
243				_____
244				_____
245				
246	LAND (SOILS, DRAINAGE AND BOUNDARIES)			
247	Yes	No	Unknown	
248	<input type="checkbox"/>	<input checked="" type="checkbox"/>		68. Are you aware of any fill or expansive soil on the Property?
249	<input type="checkbox"/>	<input checked="" type="checkbox"/>		69. Are you aware of any past or present mining operations in the area in which the Property is located?
250				
251	<input type="checkbox"/>	<input checked="" type="checkbox"/>		70. Is the Property located in a flood hazard zone?
252	<input type="checkbox"/>	<input checked="" type="checkbox"/>		71. Are you aware of any drainage or flood problems affecting the Property?
253	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	72. Are there any areas on the Property which are designated as protected wetlands?
254	<input type="checkbox"/>	<input checked="" type="checkbox"/>		73. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the Property?
255				
256	<input type="checkbox"/>	<input checked="" type="checkbox"/>		74. Are there any water retention basins on the Property or the adjacent properties?
257	<input type="checkbox"/>	<input checked="" type="checkbox"/>		75. 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: _____
258				_____
259				_____
260				
261	<input type="checkbox"/>	<input checked="" type="checkbox"/>		76. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the Property?
262				
263				
264				77. Explain any "yes" answers to the preceding questions in this section: _____
265				_____
266	<input type="checkbox"/>	<input checked="" type="checkbox"/>		78. Do you have a survey of the Property?
267				_____
268	ENVIRONMENTAL HAZARDS			
269	Yes	No	Unknown	
270	<input type="checkbox"/>	<input checked="" type="checkbox"/>		79. 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.
271				
272				
273				
274	<input type="checkbox"/>	<input checked="" type="checkbox"/>		79a. 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: _____
275				_____
276				
277				
278	<input type="checkbox"/>	<input checked="" type="checkbox"/>		80. 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: _____
279				_____
280				
281				
282				
283	<input type="checkbox"/>	<input checked="" type="checkbox"/>		81. Are you aware if any underground storage tank has been tested?
284				(Attach a copy of each test report or closure certificate if available.)
285	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	82. 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?
286				(Attach copy of each test report if available.)
287				
288				83. If "yes" to any of the above, explain: _____
289				_____
290				_____

291 [] []
 292
 293
 294 [] [] [X]
 295
 296
 297
 298 Yes No Unknown
 299 [] [X]
 300
 301
 302
 303 [] [X]
 304 [] [X]
 305
 306 [] [X]
 307
 308 [] [X]
 309
 310 [] [] []
 311
 312 [] [X]
 313
 314 [] [X] []
 315 [] [] [X]
 316
 317
 318
 319
 320
 321
 322 Yes No Unknown
 323 [] [X]
 324
 325 [] [X]
 326
 327 [] [X]
 328
 329
 330
 331
 332 [] [X]
 333
 334
 335 [] [X] []
 336 [] [X]
 337
 338 [] [X]
 339
 340
 341
 342
 343 [] [X]
 344
 345
 346
 347
 348
 349
 350

83a. If "yes" to any of the above, were any actions taken to correct the problem? Explain: _____

84. Is the Property in a designated Airport Safety Zone? _____

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

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?

86. Is the Property part of a condominium or other common interest ownership plan?

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?

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?

87a. If so, what is the Association's name and telephone number? _____

87b. If so, are there any dues or assessments involved? _____
 If "yes," how much? _____

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

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

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

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

MISCELLANEOUS

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?

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

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. _____

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?

96. Are there mortgages, encumbrances or liens on this Property?

96a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?

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: _____

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?

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

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 [] TK _____
358 (Initials) (Initials)

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

- 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?

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 4
- 380 _____ Carbon Monoxide Detectors How many 2
- 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? Yes
- 406 If "no," identify each item not in working order, explain the nature of the problem: _____
- 407 _____
- 408
- 409
- 410



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

©2018 New Jersey REALTORS®

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

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

Flood risks in New Jersey are growing due to the effects of climate change. Coastal and inland areas may experience significant flooding 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 rise will meet or exceed 2.1 feet above 2000 levels, placing over 40,000 New Jersey properties at risk of permanent coastal flooding. In addition, precipitation intensity in New Jersey is increasing at levels significantly above historic trends, placing inland properties at greater risk of flash flooding. These and other coastal and inland flood risks are expected to increase within the life of a typical mortgage originated in or after 2020.

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

Yes No Unknown

- | | | | | |
|-----|-----|-----|---------|--|
| 489 | Yes | No | Unknown | |
| 490 | [] | [X] | | 109. Is any or all of the Property located wholly or partially in the Special Flood Hazard Area ("100-year floodplain") according to FEMA's current flood insurance rate maps for your area? |
| 491 | | | | |
| 492 | [] | [X] | | 110. Is any or all of the Property located wholly or partially in a Moderate Risk Flood Hazard Area ("500-year floodplain") according to FEMA's current flood insurance rate maps for your area? |
| 493 | | | | |
| 494 | [] | [] | [X] | 111. Is the Property subject to any requirement under federal law to obtain and maintain flood insurance on the Property? |
| 495 | | | | <i>Properties in the special flood hazard area, also known as high risk flood zones, on FEMA's flood insurance rate maps with mortgages from federally regulated or insured lenders are required to obtain and maintain flood insurance. Even when not required, FEMA encourages property owners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure and the personal property within the structure. Also note that properties in coastal and riverine areas may be subject to increased risk of flooding over time due to projected sea level rise and increased extreme storms caused by climate change which may not be reflected in current flood insurance rate maps.</i> |
| 496 | | | | |
| 497 | | | | |
| 498 | | | | |
| 499 | | | | |
| 500 | | | | |
| 501 | | | | |
| 502 | | | | |
| 503 | [] | [X] | [] | 112. Have you ever received assistance, or are you aware of any previous owners receiving assistance, from FEMA, the U.S. Small Business Administration, or any other federal disaster flood assistance for flood damage to the Property? |
| 504 | | | | <i>For properties that have received federal disaster assistance, the requirement to obtain flood insurance passes down to all future owners. Failure to obtain and maintain flood insurance can result in an individual being ineligible for future assistance.</i> |
| 505 | | | | |
| 506 | | | | |
| 507 | | | | |
| 508 | | | | |
| 509 | [] | [X] | [] | 113. Is there flood insurance on the Property? |
| 510 | | | | <i>A standard homeowner's insurance policy typically does not cover flood damage. You are encouraged to examine your policy to determine whether you are covered.</i> |
| 511 | | | | |
| 512 | [] | [X] | [] | 114. Is there a FEMA elevation certificate available for the Property? If so, the elevation certificate must be shared with the buyer. |
| 513 | | | | <i>An elevation certificate is a FEMA form, completed by a licensed surveyor or engineer. The form provides critical information about the flood risk of the Property and is used by flood insurance providers under the National Flood Insurance Program to help determine the appropriate flood insurance rating for the Property. A buyer may be able to use the elevation certificate from a previous owner for their flood insurance policy.</i> |
| 514 | | | | |
| 515 | | | | |
| 516 | | | | |
| 517 | | | | |
| 518 | [] | [X] | [] | 115. Have you ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program? |
| 519 | | | | If the claim was approved, what was the amount received? \$ _____ |
| 520 | | | | |
| 521 | | | | |
| 522 | | | | |
| 523 | | | | |
| 524 | | | | |
| 525 | | | | |



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 _____ DATE _____
599 SELLER'S REAL ESTATE BROKER/
600 BROKER-SALESPERSON/SALESPERSON:
601

602
603 _____ DATE _____
604 PROSPECTIVE BUYER'S REAL ESTATE BROKER/
605 BROKER-SALESPERSON/SALESPERSON
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
 652 Yes No
 653 [] Is the Property serviced by a Solar Panel System?
 654

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

656
 657 Yes No Unknown
 658 [] [] [] 118. When was the Solar Panel System Installed? _____
 659 [] [] [] 118a. What is the name and contact information of the business that installed the Solar Panel System?
 660
 661 [] [] [] 118b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please
 662 attach copies to this form.
 663 [] [] [] 119. Are SRECs available from the Solar Panel System?
 664 [] [] [] 119a. If SRECs are available, when will the SRECs expire? _____
 665 [] [] [] 120. Is there any storage capacity on the Property for the Solar Panel System?
 666 [] [] [] 121. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes,
 667 explain: _____
 668 _____

669
 670 **Choose one of the following three options:**
 671 [] 122a. The Solar Panel System is financed under a power purchase agreement or other type of financing
 672 arrangement which requires me/us to make periodic payments to a Solar Panel System provider
 673 in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to Section A
 674 below.
 675 [] 122b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to Section B below.
 676 [] 122c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.
 677

678 **SECTION A - THE SOLAR PANEL SYSTEM IS SUBJECT TO A PPA**
 679 [] 123. What is the current periodic payment amount? \$ _____
 680 [] 124. What is the frequency of the periodic payments (check one)? [] Monthly [] Quarterly
 681 [] 125. What is the expiration date of the PPA, which is when you will become the owner of the Solar
 682 Panel System? _____ ("PPA Expiration Date")
 683 [] [] 126. Is there a balloon payment that will become due on or before the PPA Expiration Date?
 684 [] 127. If there is a balloon payment, what is the amount? \$ _____

685 **Choose one of the following three options:**
 686 [] 128a. Buyer will assume my/our obligations under the PPA at Closing.
 687 [] 128b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar
 688 Panel System can be included in the sale free and clear.
 689 [] 128c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain
 690 cancellation of the PPA as of the Closing.
 691

692 **SECTION B - THE SOLAR PANEL SYSTEM IS SUBJECT TO A LEASE**
 693 [] 129. What is the current periodic lease payment amount? \$ _____
 694 [] 130. What is the frequency of the periodic lease payments (check one)? [] Monthly [] Quarterly
 695 [] 131. What is the expiration date of the lease? _____

696 **Choose one of the following two options:**
 697 [] 132a. Buyer will assume our obligations under the lease at Closing.
 698 [] 132b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior
 699 to Closing.
 700



