



NEW JERSEY REALTORS®
ADDENDUM REGARDING SWIMMING POOLS

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This Addendum is attached to and made a part of the New Jersey REALTORS® Standard Form of Real Estate Sales Contract, Form 118 (the "Contract"). If this Addendum conflicts with the Contract, then this Addendum shall control.

(A) Buyer and Seller agree that the sale of the Property includes [X] an in-ground swimming pool, [] an above-ground swimming pool, and/or [] a spa, and associated heating and/or filtration system(s). Any accessories to the above that are included in the sale are as follows:

Together with all such accessories, the swimming pool(s) and/or spa(s) and filtration system(s) included in this sale shall be referred to collectively as the "Pool."

(B) Buyer and Seller also agree that the sale of the Property shall be subject to an inspection of the Pool in accordance with the provisions of Section 16 of the Contract by a qualified inspector. Seller makes no representation or warranty as to the condition of the Pool. Buyer agrees to accept the Pool in an as-is condition, meaning the same condition as it is in at the time of the signing of this Contract, except for reasonable wear and tear. Seller shall transfer any and all warranties in and to the Pool to Buyer at Closing. Seller shall provide Buyer with copies of any and all manuals and service and/or repair logs and receipts in Seller's possession regarding the Pool. If Seller constructed or repaired the Pool, or installed or repaired any appurtenance thereto, which necessitated obtaining a permit for such work, Seller shall provide Buyer with a copy of the permit(s) and proof that the permit(s) have been closed.

WITNESS:

Signatures and dates for Buyer and Seller. Includes handwritten signatures: MAIKE CERWINSKI, W. E. Cerwinski, and Andreea M. Cerwinski, with dates 3/26/26.

