

NEW JERSEY REALTORS® SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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				("Property
Seller:	Evangelo	s Papadatos,	Execut	or
				("Seller"
forth b address are can affect t	sed in this	Seller is awar printed form. arefully inspe- y. Moreover, the	e that l Seller a ct the F	ent is to disclose, to the best of Seller's knowledge, the condition of the Property, as of the dat ne or she is under an obligation to disclose any known material defects in the Property even in alone is the source of all information contained in this form. All prospective buyers of the Property and to carefully inspect the surrounding area for any off-site conditions that may advectors Statement is not intended to be a substitute for prospective buyer's hiring of qualified exceptions.
				units, systems and/or features, please provide complete answers on all such units, systems as in the singular, such as if a duplex has multiple furnaces, water heaters and fireplaces.
OCCI	PANCY			
Yes	No	Unknown		
		A]	1.	Age of House, if known
[]	[]		2.	Does the Seller currently occupy this Property?
				If not, how long has it been since Seller occupied the Property?
r 1			3.	What year did the Seller buy the Property?
1 1	1 1		3a.	Do you have in your possession the original or a copy of the deed evidencing your ownersh the Property? If "yes," please attach a copy of it to this form.
ROOF	7			
Yes	No	Unknown		
		[]	4.	Age of roof
[]	[]		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:
ATTI	CDACEM	ENTS AND	CDAW	L SPACES (Complete only if applicable)
Yes	No No	Unknown	CRAW	L SI ACES (Complete only it applicable)
[]	r 1	Omaro wii	8.	Does the Property have one or more sump pumps?
íí	ſi		8a.	Are there any problems with the operation of any sump pump?
ii	ίi			Are you aware of any water leakage, accumulation or dampness within the basement or of
				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 basemen
				crawl spaces or any other areas within any of the structures on the Property?
1]	[]		/10.	Are you aware of any repairs or other attempts to control any water or dampness problem is basement or crawl space? If "yes," describe the location, nature and date of the repairs:
[]	[]		11.	Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," spelocation:
[]	[]		12.	Are you aware of any restrictions on how the attic may be used as a result of the manner in w
r 1	F 2		10	the attic or roof was constructed?
1 1	1 1			Is the attic or house ventilated by:a whole house fan?an attic fan?
1				Are you aware of any problems with the operation of such a fan?





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

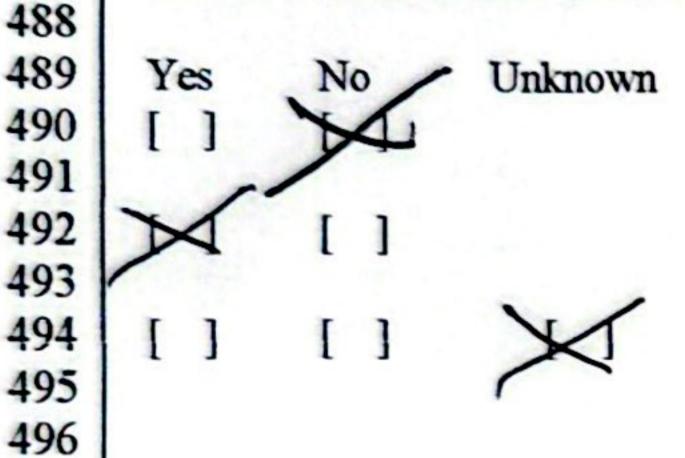
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Pursuant to N.J.S.A. 56:8-19.2, all Sellers of real property (including both residential and non-residential property) must complete questions 109-117 below.

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 njreal.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 <u>nireal.to/flood-disclosure</u>. To learn more about how to prepare for a flood emergency, visit <u>nireal.to/flood-planning</u>.



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?

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?

111. Is the Property subject to any requirement under federal law to obtain and maintain flood insurance on the Property?

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.

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?

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.

113. Is there flood insurance on the Property?

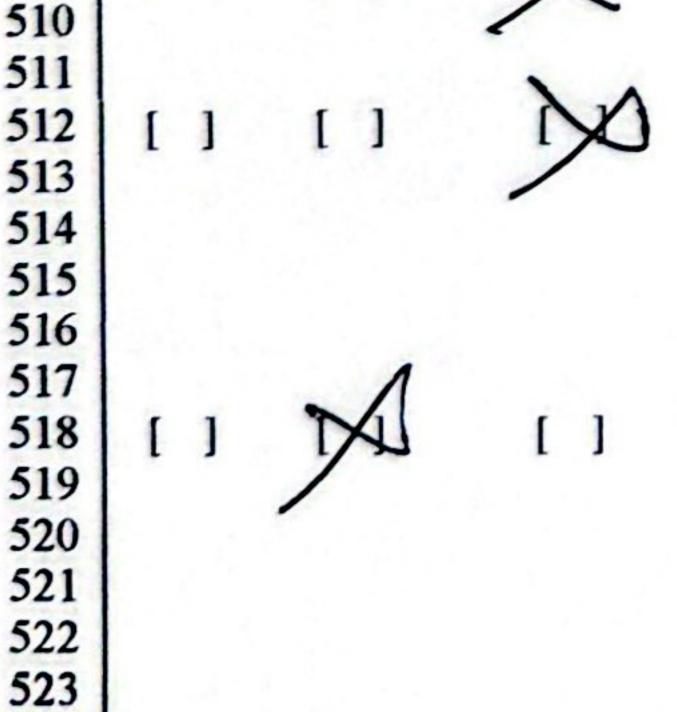
A standard homeowner's insurance policy typically does not cover flood damage. You are encouraged to examine your policy to determine whether you are covered.

114. Is there a FEMA elevation certificate available for the Property? If so, the elevation certificate must be shared with the buyer.

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.

115. Have you ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program?

If the claim was approved, what was the amount received? \$_____





and complete to Seller's actual knowled estate brokerage firm representing or as to all prospective buyers of the Propert	information set forth in the dge, but is not a warranty ssisting the Seller to provey, and to other real estate credible representation of	ne above Flood Risk Addendum to the Division of the Property. Selected this completed Flood Risk Addendum agents. Seller alone is the source of all another, the Seller should state the name pon.	ller hereby authorizes the note to the Disclosure State information contained
6			DATE
SELLER	DATE	SELLER	DATE
SELLER	DATE	SELLER	DATE
SIGNED	DATE	SIGNED	DATE
RECEIPT AND ACKNOWLEDGME	ENT BY PROSPECTIVE	BUYER	
RECEIPT AND ACKNOWLEDGMI The undersigned Prospective Buyer act to signing a Contract of Sale pertaining the Disclosure Statement is not a warra condition of the Property. Prospective Buyer's expense, to determine the actual provide information relating to the condoes not address local conditions which etc. Prospective Buyer acknowledges the purchase the Property. Prospective Buyer acknowledges the purchase the Property.	ENT BY PROSPECTIVE knowledges receipt of the to this Property. Prospecting by Seller and that it is Buyer acknowledges that all condition of the Property dition of the land, structure may affect a purchaser's lat they may independently Buyer acknowledges that he		the Disclosure Statement leted Flood Risk Adder is fy himself or herself and professionals, at Prosest that this form is interincluded in the sale. The as noise, odors, traffic entering into a binding extion performed by the
RECEIPT AND ACKNOWLEDGMI The undersigned Prospective Buyer act to signing a Contract of Sale pertaining the Disclosure Statement is not a warra condition of the Property. Prospective Buyer's expense, to determine the actual provide information relating to the condoes not address local conditions which etc. Prospective Buyer acknowledges the purchase the Property. Prospective Breal estate broker/broker-salesperson/salespers	ENT BY PROSPECTIVE knowledges receipt of the to this Property. Prospecting by Seller and that it is Buyer acknowledges that all condition of the Property dition of the land, structure may affect a purchaser's lat they may independently Buyer acknowledges that he	is completed Flood Risk Addendum to ctive Buyer acknowledges that this complete Prospective Buyer's responsibility to satisfact the Property may be inspected by qualified ty. Prospective Buyer further acknowledgers, major systems and amenities, if any, use and enjoyment of the Property such y investigate such local conditions before the or she understands that the visual inspect	the Disclosure Statement leted Flood Risk Adder is fy himself or herself and professionals, at Prosest that this form is interincluded in the sale. The as noise, odors, traffic entering into a binding extion performed by the

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT CONTINUES ON NEXT PAGE

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586 587 588	ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROM The undersigned Seller's real estate broker/broker/broker-salesp Addendum to the Disclosure Statement and that the information co	erson/salesperson acknowledges receipt of this completed Flood Risk								
589 590 591	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									
592 593	to the buyer.									
594 595	The Prospective Buyer's real estate broker/broker/broker-salesperson also acknowledges receipt of this completed Flood Disclosur Addendum to the Property Disclosure for the purpose of providing it to the Prospective Buyer.									
596	Marcus W. Pinto	12/22/2025								
597 598	SELLER'S REAL ESTATE BROKER/	DATE								
599	BROKER-SALESPERSON/SALESPERSON:									
600 601										
602										
603	PROSPECTIVE BUYER'S REAL ESTATE BROKER/	DATE								
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645	ADDENDUM REGARDING STATUTORY DISCLOS	SURES & OTHER ITEMS CONTINUES ON NEXT PAGE								