



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

©2012, New Jersey Realtors®, Inc.

Property Address: 281 Whitehead Rd

Hamilton, NJ 08619

Seller: Priorities LLC

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

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

[] [] []

[X] [] []

[] [] []

- 1. Age of House, if known April 2005
2. Does the Seller currently occupy this property?
If not, how long has it been since Seller occupied the property?
3. What year did the Seller buy the property? 2007
3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of the property? If "yes," please attach a copy of it to this form. All paperwork provided to Agent

ROOF

Yes No Unknown

[] [X] [X]

[] [X] [X]

- 4. Age of Roof, if known
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

[] [X] []

[] [X] []

[] [X] []

[] [X] []

[] [X] []

- 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? 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," specify location:



- 51 []
 - 52 []
 - 53 [] []
 - 54 [] []
 - 55
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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 _____
15. Explain any "yes" answers that you give in this section:

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

- 62
 - 63 Yes No Unknown
 - 64 []
 - 65 []
 - 66
 - 67 [] []
 - 68 []
 - 69
 - 70
 - 71 []
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 - 74
 - 75
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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

- 77
 - 78 Yes No Unknown
 - 79 []
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 - 82 []
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 - 84 []
 - 85 []
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 - 87 []
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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

- 94
 - 95 Yes No Unknown
 - 96 []
 - 97
 - 98 [] [] []
 - 99
 - 100
 - 101
 - 102
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

- 103
 - 104 Yes No Unknown
 - 105
 - 106
 - 107 [] []
 - 108
 - 109
 - 110 []
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 loca-**

- 111 tion other than the sewer, septic, or other system that services the rest of the property?
 112 [] 33. When was well installed? _____
 113 [] Location of well? _____
 114 [] [✓] 34. Do you have a softener, filter, or other water purification system? ___ Leased ___ Owned
 115 35. What is the type of sewage system?
 116 ___ Public Sewer ___ Private Sewer ___ Septic System ___ Cesspool ___ Other (explain): _____
 117 [] [] 36. If you answered "septic system," have you ever had the system inspected to confirm that it is a true
 118 septic system and not a cesspool?
 119 [] 37. If Septic System, when was it installed? _____
 120 Location? _____
 121 [] 38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
 122 [] [✓] [] 39. Are you aware of any abandoned Septic Systems or Cesspools on your property?
 123 [] [] [] 39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain):
 124 _____
 125 [] [✓] 40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and
 126 fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems?
 127 **If "yes," explain:** _____
 128 _____
 129 [] [✓] 41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage
 130 tanks, or dry wells on the property?
 131 [✓] [] [] 42. Is either the private water or sewage system shared? If "yes," explain: _____
 132 _____
 133 43. Water Heater: [✓] Electric ___ Fuel Oil ___ Gas
 134 Age of Water Heater _____
 135 [] [] 43a. Are you aware of any problems with the water heater?
 136 44. Explain any "yes" answers that you give in this section:
 137 _____
 138 _____
 139 _____

140 **HEATING AND AIR CONDITIONING**

141 Yes No Unknown

- 142 45. Type of Air Conditioning:
 143 ___ Central one zone ___ Central multiple zone ___ Wall/Window Unit ___ None *Unknown, never used.*
 144 46. List any areas of the house that are not air conditioned:
 145 _____
 146 [] 47. What is the age of Air Conditioning System? _____
 147 48. Type of heat: [✓] Electric ___ Fuel Oil [✓] Natural Gas ___ Propane ___ Unheated ___ Other
 148 49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam
 149 heat) *Unknown*
 150 50. If it is a centralized heating system, is it one zone or multiple zones?
 151 _____
 152 [✓] 51. Age of furnace *Never Used* _____ Date of last service: _____
 153 52. List any areas of the house that are not heated:
 154 _____
 155 [] [✓] [] 53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other
 156 substances?
 157 [] [] 54. If tank is not in use, do you have a closure certificate?
 158 [] [✓] 55. Are you aware of any problems with any items in this section? If "yes," explain:
 159 _____
 160 _____

161 **WOODBURNING STOVE OR FIREPLACE**

162 Yes No Unknown

- 163 [] [✓] 56. Do you have ___ wood burning stove? ___ fireplace? ___ insert? ___ other
 164 [] [] 56a. Is it presently usable?
 165 [] [✓] [] 57. If you have a fireplace, when was the flue last cleaned? _____
 166 [] [✓] [] 57a. Was the flue cleaned by a professional or non-professional? _____
 167 [] [] [] 58. Have you obtained any required permits for any such item?
 168 [] [] 59. Are you aware of any problems with any of these items? If "yes," please explain:
 169 _____
 170 _____

171 **ELECTRICAL SYSTEM**

172 Yes No Unknown

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175 [] [] []

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

64. If "yes," were proper building permits and approvals obtained?
65. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
66. Explain any "yes" answers you give in this section:

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

187 Yes No Unknown

188 [] [] []

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67. Are you aware of any fill or expansive soil on the property?
68. Are you aware of any past or present mining operations in the area in which the property is located?
69. Is the property located in a flood hazard zone?
70. Are you aware of any drainage or flood problems affecting the property?
71. Are there any areas on the property which are designated as protected wetlands?
72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the property?
73. Are there any water retention basins on the property or the adjacent properties?
74. 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:

75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the property?
76. Explain any "yes" answers to the preceding questions in this section:

77. Do you have a survey of the property?

207 **ENVIRONMENTAL HAZARDS**

208 Yes No Unknown

209 [] [] []

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78. 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.
- 78a. 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:

79. 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:

80. Are you aware if any underground storage tank has been tested?
(Attach a copy of each test report or closure certificate if available).
81. 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?
(Attach copy of each test report if available).
82. If "yes" to any of the above, explain:

231 [] [] 82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:
 232 _____
 233 _____
 234 [] [] [✓] 83. Is the property in a designated Airport Safety Zone?
 235 _____
 236 **DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS AND CO-OPS**
 237 Yes No Unknown
 238 [] [✓] _____ 84. Are you aware if the property is subject to any deed restrictions or other limitations on how it may
 239 be used due to its being situated within a designated historic district, or a protected area like the
 240 New Jersey Pinelands, or its being subject to similar legal authorities other than typical local zoning
 241 ordinances?
 242 [✓] [] _____ 85. Is the property part of a condominium or other common interest ownership plan?
 243 [] [✓] _____ 85a. If so, is the property subject to any covenants, conditions, or restrictions as a result of its being part
 244 of a condominium or other form of common interest ownership?
 245 [✓] [] _____ 86. As the owner of the property, are you required to belong to a condominium association or homeown-
 246 ers association, or other similar organization or property owners?
 247 [] [] _____ **86a. If so, what is the Association's name and telephone number?**
 248 _____ B + M 609-890-9940
 249 [✓] [] [] _____ 86b. If so, are there any dues or assessments involved?
 250 If "yes," how much? _____
 251 [] [✓] _____ 87. Are you aware of any defect, damage, or problem with any common elements or common areas that
 252 materially affects the property?
 253 [] [✓] _____ 88. Are you aware of any condition or claim which may result in an increase in assessments or fees?
 254 [] [✓] [] _____ 89. Since you purchased the property, have there been any changes to the rules or by-laws of the Asso-
 255 ciation that impact the property?
 256 90. Explain any "yes" answers you give in this section:
 257 _____
 258 _____
 259 _____
 260 **MISCELLANEOUS**
 261 Yes No Unknown
 262 [] [✓] _____ 91. Are you aware of any existing or threatened legal action affecting the property or any condominium
 263 or homeowners association to which you, as an owner, belong?
 264 [] [✓] _____ 92. Are you aware of any violations of Federal, State or local laws or regulations relating to this prop-
 265 erty?
 266 [] [✓] _____ 93. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming
 267 uses, or set-back violations relating to this property? If so, please state whether the condition is pre-
 268 **existing non-conformance to present day zoning or a violation to zoning and/or land use laws.**
 269 _____
 270 _____
 271 [] [✓] _____ 94. Are you aware of any public improvement, condominium or homeowner association assessments
 272 against the property that remain unpaid? Are you aware of any violations of zoning, housing, build-
 273 ing, safety or fire ordinances that remain uncorrected?
 274 [] [✓] [] _____ 95. Are there mortgages, encumbrances or liens on this property?
 275 [] [✓] _____ 95a. Are you aware of any reason, including a defect in title, that would prevent you from conveying
 276 clear title?
 277 [] [✓] _____ 96. Are you aware of any material defects to the property, dwelling, or fixtures which are not
 278 disclosed elsewhere on this form? (A defect is "material," if a reasonable person would attach impor-
 279 tance to its existence or non-existence in deciding whether or how to proceed in the transaction.)
 280 If "yes," explain: _____
 281 _____
 282 [] [✓] _____ 97. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any special
 283 assessments and any association dues or membership fees, are there any other fees that you pay on
 284 an ongoing basis with respect to this property, such as garbage collection fees?
 285 98. Explain any other "yes" answers you give in this section:
 286 _____
 287 _____
 288 _____
 289 _____
 290 _____

291 **RADON GAS** Instructions to Owners

292 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
293 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
294 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
295 owners may waive, in writing, this right of confidentiality. As the owner(s) of this property, do you wish to waive this right?

296 Yes No
297 [] []
298 _____
299 (Initials) (Initials)

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

301
302 Yes No Unknown
303 [] [] 99. Are you aware if the property has been tested for radon gas? (Attach a copy of each test report if
304 available.)
305 [] [] 100. Are you aware if the property has been treated in an effort to mitigate the presence of radon gas? (If
306 "yes," attach a copy of any evidence of such mitigation or treatment.)
307 [] [] **101. Is radon remediation equipment now present in the property?**
308 [] [] 101a. If "yes," is such equipment in good working order?
309
310

311 **MAJOR APPLIANCES AND OTHER ITEMS**

312 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
313 in the sale of the property. Which of the following items are present in the property? (For items that are not present, indicate "not ap-
314 plicable.")

315
316 Yes No Unknown NA
317 [] [] [] [] 102. Electric Garage Door Opener
318 [] [] [] [] 102a. If "yes," are they reversible? Number of Transmitters _____
319 [] [] [] [] 103. Smoke Detectors
320 _____
321 Battery Electric Both How many _____
322 [] [] [] [] [] [] ✓ Carbon Monoxide Detectors How many _____
323 [] [] [] [] _____
324 [] [] [] [] 104. With regard to the above items, are you aware that any item is not in working order?
325 104a. If "yes," identify each item that is not in working order or defective and explain the nature
326 of the problem: _____
327 [] [] [] [] 105. _____ In-ground pool _____ Above-ground pool _____ Pool Heater _____ Spa/Hot Tub
328 [] [] [] [] 105a. Were proper permits and approvals obtained?
329 [] [] [] [] 105b. Are you aware of any leaks or other defects with the filter or the walls or other structural or
330 mechanical components of the pool or spa/hot tub?
331 [] [] [] [] 105c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?
332 106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)
333 [] Refrigerator
334 [] Range
335 [] Microwave Oven
336 [] Dishwasher
337 [] Trash Compactor
338 [] Garbage Disposal
339 [] In-Ground Sprinkler System
340 [] Central Vacuum System
341 [] Security System
342 [] Washer
343 [] Dryer
344 [] Intercom
345 [] Other
346 [] [] [] 107. Of those that may be included, is each in working order?
347 If "no," identify each item not in working order, explain the nature of the problem:
348 _____
349 _____
350

Affiliated Business Arrangement Disclosure Statement

To: Priorities LLC

Property: 281 Whitehead Rd, Hamilton, NJ 08619

From: Berkshire Hathaway HomeServices Fox & Roach

Date: December 22, 2020

This is to give you notice that each of the companies listed below is part of a family of companies (collectively, the "Affiliated Companies") owned by Berkshire Hathaway, Inc. ("Berkshire Hathaway"), and each may refer you to the services of another. Most are under common ownership, either directly or through one or more subsidiaries, by Fox & Roach/Trident Limited Partnership ("F&R/T"). F&R/T, HomeServices Relocation, LLC, HomeServices Insurance, Inc. doing business as Trident Insurance Agency ("Trident Insurance Agency"), Prosperity Home Mortgage, LLC, and Silvermine Ventures, LLC doing business as Thoroughbred Mortgage ("Thoroughbred Mortgage"), are each wholly owned directly or indirectly by HomeServices of America, Inc. ("HSoA"), a Berkshire Hathaway affiliate. Silverton Mortgage is a wholly-owned indirect subsidiary of Clayton Homes, a Berkshire Hathaway affiliate. Because of these relationships, the referral of a customer (including you) by any of the Affiliated Companies to another may provide the referring company, its affiliates, and/or their employees with a financial or other benefit.

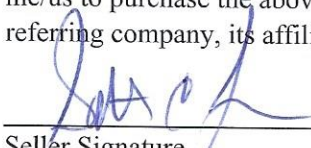
- Fox & Roach LP ("Fox & Roach") doing business as Berkshire Hathaway HomeServices Fox & Roach, REALTORS®, is a real estate brokerage company and a wholly-owned direct subsidiary of F&R/T.
- Trident Mortgage Company LP ("Trident Mortgage") is a mortgage banker/mortgage broker and a wholly-owned indirect subsidiary of F&R/T.
- Trident Land Transfer Company LP is a title insurance agency and a wholly-owned direct subsidiary of F&R/T.
- Trident Land Transfer Company (NJ) LLC ("Trident NJ") is a title insurance agency, owned 49% by F&R/T.
- Premier Service Abstract, LLC is a title insurance agency wholly-owned by Trident NJ.
- HomeServices Insurance, Inc.* doing business as Trident Insurance Agency ("Trident Insurance Agency") is a property/casualty insurance agency and a wholly-owned direct subsidiary of HSoA.
- In addition, while Fox & Roach is not affiliated with American Home Shield Corporation doing business as HSA Home Warranty ("HSA Home Warranty") or Home Buyers Resale Warranty Corporation doing business as 2-10 Home Buyers Warranty ("2-10 Home Buyers Warranty"), it does advertise them for a fixed service fee.

Trident Land Transfer Company LP and Trident Land Transfer Company (NJ) LLC are together referred to herein as "Trident Land Transfer."

Set forth on the **reverse side of this form** is the estimated charge or range of charges for each of the services listed. You are NOT required to use any of these service providers as a condition of the sale of the subject property or to obtain access to any settlement service.

THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

ACKNOWLEDGEMENT: I/we have read this disclosure form and understand that the Affiliated Companies may refer me/us to purchase the above-described settlement service(s) from one another and that any such referrals may provide the referring company, its affiliates, and/or their employees with a financial or other benefit.



Seller Signature
Priorities LLC

1/6/2021

Date

Seller Signature

Date

HSOA-00009472.16

Affiliated Business Arrangement Disclosure
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BHHS - Fox & Roach REALTORS - Princeton, 253 Nassau Street Princeton NJ 08540
Phone: 6099241600 Fax: 2153211280 Rocco D'Armiento

281 Whitehead Rd

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SOLAR PANEL SYSTEMS *N/A*

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

- | Yes | No | Unknown | |
|--------------------------|--------------------------|--------------------------|---|
| | | <input type="checkbox"/> | 108. When was the Solar Panel System Installed? _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | | 109. Are SRECs available from the Solar Panel System? |
| | | <input type="checkbox"/> | 109a. If SRECs are available, when will the SRECs expire? _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 110. Is there any storage capacity on your Property for the Solar Panel System? |
| <input type="checkbox"/> | <input type="checkbox"/> | | 111. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes, explain: _____ |

112. Choose one of the following three options:

- | | | | |
|--------------------------|--|--|--|
| <input type="checkbox"/> | | | 112a. The Solar Panel System is financed under a power purchase agreement or other type of financing arrangement which requires me/us to make periodic payments to a Solar Panel System provider in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to <u>Section A</u> below. |
| <input type="checkbox"/> | | | 112b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to <u>Section B</u> below. |
| <input type="checkbox"/> | | | 112c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions. |

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

- | | | | |
|--------------------------|--------------------------|--------------------------|---|
| | | <input type="checkbox"/> | 113. What is the current periodic payment amount? \$ _____ |
| | | <input type="checkbox"/> | 114. What is the frequency of the periodic payments (check one)? <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly |
| | | <input type="checkbox"/> | 115. What is the expiration date of the PPA, which is when you will become the owner of the Solar Panel System? _____ ("PPA Expiration Date") |
| <input type="checkbox"/> | <input type="checkbox"/> | | 116. Is there a balloon payment that will become due on or before the PPA Expiration Date? |
| | | <input type="checkbox"/> | 117. If there is a balloon payment, what is the amount? \$ _____ |

118. Choose one of the following three options:

- | | | | |
|--------------------------|--|--|---|
| <input type="checkbox"/> | | | 118a. Buyer will assume my/our obligations under the PPA at Closing. |
| <input type="checkbox"/> | | | 118b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so the Solar Panel System can be included in the sale free and clear. |
| <input type="checkbox"/> | | | 118c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain cancellation of the PPA as of the Closing. |

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

- | | | | |
|--|--|--------------------------|--|
| | | <input type="checkbox"/> | 119. What is the current periodic lease payment amount? \$ _____ |
| | | <input type="checkbox"/> | 120. What is the frequency of the periodic lease payments (check one)? <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly |
| | | <input type="checkbox"/> | 121. What is the expiration date of the lease? _____ |

122. Choose one of the following two options:

- | | | | |
|--------------------------|--|--|---|
| <input type="checkbox"/> | | | 122a. Buyer will assume our obligations under the lease at Closing. |
| <input type="checkbox"/> | | | 122b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior to Closing. |



**BERKSHIRE
HATHAWAY**
HomeServices

Communication Consent
For Sellers

Fox & Roach, REALTORS®

In accordance with the Telephone Consumer Protection Act (TCPA), in order for us to be able to communicate with you via voice, text, fax and email, we need your written permission.

Name: Priorities LLC

Address: 281 Whitehead Rd

City, State, Zip: Trenton NJ 08619

Please provide all applicable home, business, mobile telephone numbers & email addresses.

Telephone Number(s): 609-896-1950

Fax Number(s): N/A

E-mail Address(s): Sfranks285@comcast.net

Your signature below indicates your permission for BHHS Fox & Roach to use the numbers and email addresses provided above to send and receive communication from your agent.

Signature **Priorities LLC**

1/6/2021
Date

Signature

1/6/2021
Date

** In the spirit of cooperation and to maximize our ability to best serve you, Berkshire Hathaway HomeServices Fox & Roach/Trident hereby grants permission to you to use the telephone and email addresses for any of our locations. Thank you.*

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BHHS - Fox & Roach REALTORS - Princeton, 253 Nassau Street Princeton NJ 08540
Phone: 6099241600 Fax: 2153211280 Rocco D'Armiento

281 Whitehead Rd

Remember, a brokerage firm acting as a disclosed dual agent will not be able to put one party's interests ahead of those of the other party and cannot advise or counsel either party on how to gain an advantage at the expense of the other party on the basis of confidential information obtained from or about the other party.

If you decide to enter into an agency relationship with a firm, which is to work as a disclosed dual agent, you are advised to sign a written agreement with that firm.

TRANSACTION BROKER

The New Jersey Real Estate Licensing Law does not require licensees to work in the capacity of an "agent" **when providing brokerage services. A transaction broker works with a buyer or a seller or both in the sales transaction without representing anyone. A TRANSACTION BROKER DOES NOT PROMOTE THE OTHER PARTY TO THE TRANSACTION.** Licensees with such a firm would be required to treat all parties honestly and to act in a competent manner, but they would not be required to keep confidential any information. A transaction broker can locate qualified buyers for a seller or suitable properties for a buyer. They can then work with both parties in an effort to arrive at an agreement on the sale or rental of real estate and perform tasks to facilitate the closing of a transaction.

A transaction broker primarily serves as a manager of the transaction, communicating information between the parties to assist them in arriving at a mutually acceptable agreement and in closing the transaction, but cannot advise or counsel either party on how to gain an **advantage at the expense of the other party.** Owners considering working with transaction brokers are advised to sign a written agreement with that firm which clearly states what services that firm will perform and how it will be paid. In addition, any transaction brokerage agreement with a seller or landlord should specifically state whether a notice on the property to be rented or sold will or will not be circulated in any or all Multiple Listing System(s) of which that firm is a member.

YOU MAY OBTAIN LEGAL ADVICE ABOUT THESE BUSINESS RELATIONSHIPS FROM YOUR OWN LAWYER.

THIS STATEMENT IS NOT A CONTRACT AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

ACKNOWLEDGEMENT OF RECEIPT OF CONSUMER INFORMATION STATEMENT (CIS)

FOR SELLERS AND LANDLORDS

"By signing this Consumer Information Statement, I acknowledge that I received this Statement from BHHS Fox & Roach - Princeton (name of brokerage firm) prior to discussing my motivation to sell or lease or my desired selling or leasing price with one of its representatives."

Signed:

Priorities LLC

FOR BUYERS AND TENANTS

"By signing this Consumer Information Statement, I acknowledge that I received this Statement from _____ (name of brokerage firm) prior to discussing my motivation or financial ability to buy or lease with one of its representatives."

Signed:

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DECLARATION OF BUSINESS RELATIONSHIP

I,

Rocco Darmiento,

(name of licensee)

as an authorized representative of

BHHS Fox & Roach-Princeton,

(name of brokerage firm)

intend, as of this time, to work with you as a (indicate one of the following):

- Seller's Agent Only
- Buyer's Agent Only
- Seller's Agent and Disclosed Dual Agent if the opportunity arises
- Buyer's Agent and Disclosed Dual Agent if the opportunity arises
- Transaction Broker Only
- Seller's Agent on properties on which this firm is acting as the seller's agent and transaction broker on other properties

DATE: December 22, 2020

2012 CIS (A)