

VACANT LAND ADDENDUM TO LISTING CONTRACT

VLA

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

1 BROKER (Company) RE/MAX Town and Valley

2 LICENSEE(S) Ann-Marie Guerra

3 SELLER Justine M Knipe

4 PROPERTY 1131 Pennsylvania 390, and 1137 Pennsylvania 390, Cresco, PA 18326

5 DATE OF LISTING CONTRACT 05/21/2026

6 1. ADDITIONAL PROPERTY INFORMATION

7 A. Seller represents that the following utility connections are available and located as follows (list name of service provider):

8 Electric Location/Provider _____

9 Gas Location/Provider _____

10 Telephone Location/Provider _____

11 Water Type: Public On-site (well) Community Other _____

12 Provider/Location _____

13 Sewer Type: Public On-site septic Community Other cesspool

14 Provider/Location _____

15 Has an on-site system been approved? Yes No Has a percolation test been performed? Yes No

16 If yes, was the percolation rate approved? Yes No Are plans for septic design available? Yes No

17 Other _____

18 B. If applicable, is the subdivision complete? Yes No If yes, are plans available? Yes No

19 2. ADDITIONAL DUTIES OF SELLER

20 A. Within 5 _____ days of the Starting Date of the Listing Contract, Seller will provide to Broker copies of inspection reports, environmental surveys, available title reports, boundary surveys, and existing notes and mortgages that may continue to affect the Property after settlement.

21 B. Seller will not permit any real estate signs, other than those belonging to Broker, to be placed on the Property during the term of the Listing Contract.

22 3. LAND USE RESTRICTIONS OTHER THAN ZONING

23 A. If checked below, the Property, or a portion of it, is preferentially assessed for tax purposes or has limited developments rights under the following Act(s):

24 Agricultural Area Security Law – Act 43 of 1981, 3 P.S. §901 et seq. (Development Rights)

25 Farmland and Forest Land Assessment Act – Act 319 of 1974, 72 P.S. §5490.1 et seq. (Clean and Green Program)

26 Open Space Act – Act 515 of 1965, 16 P.S. §11941 et seq. (an Act enabling certain counties of the Commonwealth to covenant with land owners for preservation of land in farm, forest, water supply, or open space uses)

27 Conservation Reserve (Enhancement) Program - 16 U.S.C. §3831 et seq. (Development Restrictions)

28 Other _____

29 B. Seller is aware that the buyer of the Property will need to determine the tax implications that will or may result from the sale of the Property to the buyer or that may result in the future as a result in any change in use of the Property.

30 C. If Property is enrolled in the Clean and Green Program, Seller must submit notice of the sale and any proposed changes in the use of Seller's remaining enrolled Property to the County Assessor 30 days before the transfer of title to the buyer.

31 4. ADDITIONAL DISCLOSURES

32 In addition to disclosures listed on a separate disclosure statement, Seller has knowledge of the following conditions affecting the Property:

33 Contamination by one or more substances that requires remediation;

34 The presence of wetlands, flood plains, or any other environmentally sensitive areas, whose development is limited or prevented by law;

35 The presence of one or more substances whose removal or disposal is subject to any law or regulation;

36 Violations of any law or regulation caused by the handling or disposing of any material waste or the discharge of any material into the soil, air, surface water, or ground water;

37 The presence of underground fuel or liquid storage tanks.

38 Explain any items checked above: _____

39 All other terms and conditions of the Listing Contract remain unchanged and in full force and effect.

40 SELLER Justine M. Knipe DATE 5/16/26

41 SELLER _____ DATE _____

42 SELLER _____ DATE _____

43 BROKER (Company Name) RE/MAX Town and Valley

44 ACCEPTED BY Ann-Marie Guerra DATE 5-16-26



**CONSUMER SERVICES FEE ADDENDUM
TO BUSINESS RELATIONSHIP/LISTING CONTRACT**

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1 **BROKER (Company)** RE/MAX Town and Valley
2 **LICENSEE(S)** Ann-Marie Guerra
3 **CONSUMER** Justine M Knipe

4 Broker will order or provide the following services:

- 5 Title insurance from a reputable title insurance company
- 6 Property/liability insurance
- 7 Flood insurance
- 8 New Deed
- 9 Sewer certification
- 10 Water certification
- 11 Tax certifications
- 12 General/processing services: _____

- Use and Occupancy permits
- Mortgage payoff
- Second mortgage/home equity payoff
- Condominium/Homeowners association documents
- Trash certification
- Notification of settlement

15 Other _____

18 Broker's Fee for providing these services is \$ 0

19 **CONSUMER** Justine M. Knipe DATE 5/16/26
20 **CONSUMER** _____ DATE _____
21 **CONSUMER** _____ DATE _____

22 **BROKER (Company Name)** RE/MAX Town and Valley
23 **ACCEPTED BY** Ann-Marie Guerra DATE 5-16-26

