



**INSTRUCTIONS –
NEW JERSEY REALTORS®
SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT**

© 2018 New Jersey REALTORS®

1 Effective August 1, 2024, the New Jersey Real Estate Consumer Protection Enhancement Act, P.L.2024,c32, requires sellers of
 2 residential property located in New Jersey to complete and sign a property condition disclosure statement as promulgated by the
 3 New Jersey Division of Consumer Affairs pursuant to N.J.A.C. 13:45A-29.1. This requires all sellers of residential real estate to
 4 provide the property condition disclosure statement to a prospective buyer before the prospective buyer becomes obligated under
 5 any contract for the purchase of the property.

6
 7 Additionally, the New Jersey Law of Flood Risk Notification, PL.2023,c93, requires sellers of all real property located in New
 8 Jersey to make certain supplemental disclosures concerning flood risks on the “Flood Risk Addendum” incorporated within the
 9 property condition disclosure statement. As a result of these two laws:

10
 11 • All sellers of **residential property** must complete Questions 1-108 on the property condition disclosure statement; and
 12
 13 • All sellers of **residential and non-residential (i.e. commercial)**, must complete the Flood Risk Addendum, Questions
 14 109-117, on the property condition disclosure statement.

15
 16 Moreover, regarding the property condition disclosure statement, the New Jersey Division of Consumer Affairs has provided the
 17 following instructions:

18
 19 *The purpose of the Property Condition Disclosure Statement (“Disclosure Statement”), including the Flood Risk Addendum, is to disclose the
 20 condition of the property, as of the date set forth on the Disclosure Statement or Flood Risk Addendum. The seller is under an obligation to disclose
 21 any known material defects in the property even if not addressed in this printed form. The seller alone is the source of all information contained in
 22 this form. All prospective buyers of the property are cautioned to carefully inspect the property and to carefully inspect the surrounding area for any
 23 off-site conditions that may adversely affect the property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer’s
 24 hiring of qualified experts to inspect the property.*

25
 26 *If a property consists of multiple units, systems and/or features, please provide complete answers on all such units, systems and/or features even if
 27 the question is phrased in the singular, such as if a duplex has multiple furnaces, water heaters, and fireplaces.*

28
 29 *Pursuant to P.L. 2024, c.32, completion of questions 1 through 108 is mandatory for all sellers of residential real property in the State. Sellers
 30 of residential real property must answer these questions before the purchaser becomes obligated under any contract for the purchase of the property.
 31 Questions 1 through 108 must be answered to the best of the seller’s knowledge, unless otherwise stated.*

32
 33 *Pursuant to N.J.S.A. 56:8-19.2, completion of the “Flood Risk Addendum” questions 109 through 117 of the Disclosure Statement, is mandatory
 34 for all sellers of real property (including both residential and non-residential property). Sellers of real property must answer these questions before the
 35 purchaser becomes obligated under any contract for the purchase of the property. This is the case regardless of whether a seller completes questions
 36 1-108 of the Disclosure Statement. Sellers must verify their answers to questions 109 and 110, and may do so using the Flood Risk Notification
 37 Tool located at flooddisclosure.nj.gov. Questions 111 through 117 must be answered based on the seller’s actual knowledge.*

38
 39 *A seller must execute a separate acknowledgement for each portion of the Disclosure Statement that the seller completes. If a seller does not answer
 40 questions 1 through 108, no acknowledgement is required for that portion. However, the mandatory Flood Risk Addendum must still be completed
 41 and acknowledged in all cases.*

42
 43 Lastly, **New Jersey REALTORS® Seller’s Property Condition Disclosure Statement**, Form #140, includes an Addendum
 44 Regarding Statutory Disclosures & Other Items, Questions 118-136a, to be answered to the best of seller’s knowledge as required
 45 by law.





NEW JERSEY REALTORS®
SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

© 2018 New Jersey REALTORS®

56 **Property Address:** 123 63rd Street, West New York, NJ 07660

57 _____ ("Property").

60 **Seller:** 123 63RD ST LLC, C/O SERGIO & CARIDAD ARIZ

62 _____ ("Seller").

64 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
 65 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
 66 addressed in this printed form. Seller alone is the source of all information contained in this form. All prospective buyers of the Property
 67 are cautioned to carefully inspect the Property and to carefully inspect the surrounding area for any off-site conditions that may adversely
 68 affect the Property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer's hiring of qualified experts
 69 to inspect the Property.

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

74 **OCCUPANCY**

75 Yes	No	Unknown	
76 <input type="checkbox"/>	<input checked="" type="checkbox"/>		1. Age of House, if known _____
77 <input type="checkbox"/>	<input type="checkbox"/>		2. Does the Seller currently occupy this Property? If not, how long has it been since Seller occupied the Property? _____
78 <input type="checkbox"/>	<input type="checkbox"/>		3. What year did the Seller buy the Property? _____
79 <input type="checkbox"/>	<input type="checkbox"/>		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.

82 **ROOF**

84 Yes	No	Unknown	
85 <input type="checkbox"/>	<input checked="" type="checkbox"/>		4. Age of roof _____
86 <input type="checkbox"/>	<input type="checkbox"/>		5. Has roof been replaced or repaired since Seller bought the Property?
87 <input type="checkbox"/>	<input type="checkbox"/>		6. Are you aware of any roof leaks?
88 <input type="checkbox"/>	<input type="checkbox"/>		7. Explain any "yes" answers that you give in this section: _____

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

92 Yes	No	Unknown	
93 <input type="checkbox"/>	<input type="checkbox"/>		8. Does the Property have one or more sump pumps?
94 <input type="checkbox"/>	<input type="checkbox"/>		8a. Are there any problems with the operation of any sump pump?
95 <input type="checkbox"/>	<input type="checkbox"/>		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?
96 <input type="checkbox"/>	<input type="checkbox"/>		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?
97 <input type="checkbox"/>	<input type="checkbox"/>		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: _____
98 <input type="checkbox"/>	<input type="checkbox"/>		11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location: _____
99 <input type="checkbox"/>	<input type="checkbox"/>		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?
100 <input type="checkbox"/>	<input type="checkbox"/>		13. Is the attic or house ventilated by: <input type="checkbox"/> a whole house fan? <input type="checkbox"/> an attic fan?
101 <input type="checkbox"/>	<input type="checkbox"/>		13a. Are you aware of any problems with the operation of such a fan?



111
112
113
114
115
116
117

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:

15. Explain any “yes” answers that you give in this section:

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

119 Yes No Unknown

A 2x2 grid of four empty square boxes, arranged in two rows and two columns.

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:

10 of 10

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

134 Yes No Unknown

<input type="checkbox"/>	<input type="checkbox"/>

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

151 Yes No Unknown

A 2x2 grid of four small black squares. The top-left square is empty, while the other three (top-right, bottom-left, and bottom-right) contain a white square inside them.

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

160 Yes No Unknown

A 2x2 grid of four small, empty square boxes. The top row contains two boxes, and the bottom row contains two boxes. The boxes are evenly spaced and aligned horizontally and vertically.

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 _____
 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 _____

200 HEATING AND AIR CONDITIONING

201 Yes No Unknown

202 46. Type of Air Conditioning:
 203 Central one zone Central multiple zone Wall/Window Unit None
 204 47. List any areas of the house that are not air conditioned: _____
 205 48. What is the age of Air Conditioning System?
 206 49. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other
 207 50. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) _____
 208 51. If it is a centralized heating system, is it one zone or multiple zones? _____
 209 52. Age of furnace _____ Date of last service: _____
 210 53. List any areas of the house that are not heated: _____
 211 54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or other substances?
 212 55. If tank is not in use, do you have a closure certificate?
 213 56. Are you aware of any problems with any items in this section? If "yes," explain: _____
 214 _____
 215 _____
 216 _____
 217 _____
 218 _____
 219 _____
 220 _____
 221 _____

222 WOODBURNING STOVE OR FIREPLACE

223 Yes No Unknown

224 57. Do you have wood burning stove? fireplace? insert? other
 225 57a. Is it presently usable?
 226 58. If you have a fireplace, when was the flue last cleaned? _____
 227 58a. Was the flue cleaned by a professional or non-professional? _____
 228 59. Have you obtained any required permits for any such item? _____
 229 60. Are you aware of any problems with any of these items? If "yes," please explain: _____
 230 _____

231 **ELECTRICAL SYSTEM**

232 Yes No Unknown

233
234
235
236

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

239
240
241

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

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

247 Yes No Unknown

248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267

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

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

78. Do you have a survey of the Property?

268 **ENVIRONMENTAL HAZARDS**

269 Yes No Unknown

270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
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
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841
842
843 <input

291 83a. If "yes" to any of the above, were any actions taken to correct the problem? Explain: _____
 292
 293

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

295
**296 DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS
 297 AND CO-OPS**

298 Yes No Unknown

299 85. Are you aware if the Property is subject to any deed restrictions or other limitations on how it
 300 may be used due to its being situated within a designated historic district, or a protected area like
 301 the New Jersey Pinelands, or its being subject to similar legal authorities other than typical local
 302 zoning ordinances?

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

304 86a. If so, is the Property subject to any covenants, conditions, or restrictions as a result of its being
 305 part of a condominium or other form of common interest ownership?

306 87. As the owner of the Property, are you required to belong to a condominium association or
 307 homeowners association, or other similar organization or property owners?

308 87a. If so, what is the Association's name and telephone number? _____

309 87b. If so, are there any dues or assessments involved?
 310 If "yes," how much? _____

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

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

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

316 91. Explain any "yes" answers you give in this section:
 317
 318
 319
 320

321 **MISCELLANEOUS**

322 Yes No Unknown

323 92. Are you aware of any existing or threatened legal action affecting the Property or any condominium
 324 or homeowners association to which you, as an owner, belong?

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

327 94. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming
 328 uses, or set-back violations relating to this Property? If so, please state whether the condition is
 329 pre-existing non-conformance to present day zoning or a violation to zoning and/or land use
 330 laws. _____

331 95. Are you aware of any public improvement, condominium or homeowner association assessments
 332 against the Property that remain unpaid? Are you aware of any violations of zoning, housing,
 333 building, safety or fire ordinances that remain uncorrected?

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

335 96a. Are you aware of any reason, including a defect in title, that would prevent you from conveying
 336 clear title?

337 97. Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed
 338 elsewhere on this form? (A defect is "material," if a reasonable person would attach importance
 339 to its existence or non-existence in deciding whether or how to proceed in the transaction.)
 340 If "yes," explain: _____

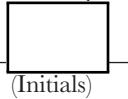
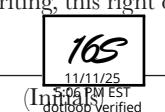
341 98. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any
 342 special assessments and any association dues or membership fees, are there any other fees that you
 343 pay on an ongoing basis with respect to this Property, such as garbage collection fees?

344 99. Explain any other "yes" answers you give in this section:
 345
 346
 347
 348
 349
 350

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



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

361 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.")

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 _____

380 Carbon Monoxide Detectors How many _____

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: _____

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?

406 If "no," identify each item not in working order, explain the nature of the problem: _____

407 _____

411 ACKNOWLEDGMENT OF SELLER

412 The undersigned Seller affirms that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's
 413 knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real estate brokerage firm representing
 414 or assisting the Seller to provide this Disclosure Statement to all prospective buyers of the Property, and to other real estate agents. Seller
 415 alone is the source of all information contained in this statement. *If the Seller relied upon any credible representations of another, the
 416 Seller should state the name(s) of the person(s) who made the representation(s) and describe the information that was relied upon.
 417

		123 63RD ST LLC, C10 SERVING & CARRIED BY RIZ		dotloop verified 11/11/25 5:06 PM EST DH0F-LNU9-CAIA-6VKY
SELLER	DATE	SELLER	DATE	
SELLER	DATE	SELLER	DATE	

427 EXECUTOR, ADMINISTRATOR, TRUSTEE (if applicable)

428 The undersigned has never occupied the Property and lacks the personal knowledge necessary to complete this Disclosure Statement.

SIGNED	DATE	SIGNED	DATE

433 RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

434 The undersigned Prospective Buyer acknowledges receipt of this Disclosure Statement prior to signing a Contract of Sale pertaining to
 435 this Property. Prospective Buyer acknowledges that this Disclosure Statement is not a warranty by Seller and that it is Prospective Buyer's
 436 responsibility to satisfy himself or herself as to the condition of the Property. Prospective Buyer acknowledges that the Property may be
 437 inspected by qualified professionals, at Prospective Buyer's expense, to determine the actual condition of the Property. Prospective Buyer
 438 further acknowledges that this form is intended to provide information relating to the condition of the land, structures, major systems and
 439 amenities, if any, included in the sale. This form does not address local conditions which may affect a purchaser's use and enjoyment of
 440 the Property such as noise, odors, traffic volume, etc. Prospective Buyer acknowledges that they may independently investigate such local
 441 conditions before entering into a binding contract to purchase the Property. Prospective Buyer acknowledges that he or she understands
 442 that the visual inspection performed by the Seller's real estate broker/broker-salesperson/salesperson does not constitute a professional
 443 home inspection as performed by a licensed home inspector.

PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE
PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE

451 ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON

452 The undersigned Seller's real estate broker/broker-salesperson/salesperson acknowledges receipt of the Property Disclosure Statement
 453 form and that the information contained in the form was provided by the Seller.

455 The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the Property with reasonable
 456 diligence to ascertain the accuracy of the information disclosed by the Seller, prior to providing a copy of the property disclosure statement
 457 to the buyer.

459 The Prospective Buyer's real estate broker/broker-salesperson/salesperson also acknowledges receipt of the Property Disclosure Statement
 460 form for the purpose of providing it to the Prospective Buyer.

SELLER'S REAL ESTATE BROKER/ BROKER-SALESPERSON/SALESPERSON	DATE
PROSPECTIVE BUYER'S REAL ESTATE BROKER/ BROKER-SALESPERSON/SALESPERSON	DATE

470 **SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT CONTINUES ON NEXT PAGE**



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

© 2018 New Jersey REALTORS®

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

474 Sellers of real property must answer these questions before the purchaser becomes obligated under any contract for the purchase of the
475 Property. This is the case regardless of whether the Seller completes questions 1-108. Sellers must verify their answers to questions 109-
476 110, and may do so using the Flood Risk Notification Tool located at njreal.to/flood-disclosure. Questions 111-117 must be answered
477 based on the Seller's actual knowledge.

479 Flood risks in New Jersey are growing due to the effects of climate change. Coastal and inland areas may experience significant flooding
480 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
481 rise will meet or exceed 2.1 feet above 2000 levels, placing over 40,000 New Jersey properties at risk of permanent coastal flooding.
482 In addition, precipitation intensity in New Jersey is increasing at levels significantly above historic trends, placing inland properties at
483 greater risk of flash flooding. These and other coastal and inland flood risks are expected to increase within the life of a typical mortgage
484 originated in or after 2020.

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

489	Yes	No	Unknown	
490	<input type="checkbox"/>	<input type="checkbox"/>		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	<input type="checkbox"/>	<input type="checkbox"/>		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?
492	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	111. Is the Property subject to any requirement under federal law to obtain and maintain flood insurance on the Property? <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>
493	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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? <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>
494	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	113. Is there flood insurance on the Property? <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>
495	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	114. Is there a FEMA elevation certificate available for the Property? If so, the elevation certificate must be shared with the buyer. <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>
496	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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? \$_____
497	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	116. Has the Property experienced any flood damage, water seepage, or pooled water due to a natural flood event, such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow? If so, how many times? _____



526
527
528
529
530

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

531 **ACKNOWLEDGMENT OF SELLER**

532 The undersigned Seller affirms that the information set forth in the above Flood Risk Addendum to the Disclosure Statement is accurate
 533 and complete to Seller's actual knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real
 534 estate brokerage firm representing or assisting the Seller to provide this completed Flood Risk Addendum to the Disclosure Statement
 535 to all prospective buyers of the Property, and to other real estate agents. Seller alone is the source of all information contained in this
 536 statement. *If the Seller relied upon any credible representation of another, the Seller should state the name(s) of the person(s) who made
 537 the representation(s) and describe the information that was relied upon.

538

539

540

541

542

543

544

545

546

547

548

549

550

551

552

553

554

555

556

557

558

559

560

561

562

563

564

565

566

567

568

569

570

571

572

573

574

575

576

577

578

579

580

581

582

583

584

585

ACKNOWLEDGMENT OF SELLER

The undersigned Seller affirms that the information set forth in the above Flood Risk Addendum to the Disclosure Statement is accurate and complete to Seller's actual knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real estate brokerage firm representing or assisting the Seller to provide this completed Flood Risk Addendum to the Disclosure Statement to all prospective buyers of the Property, and to other real estate agents. Seller alone is the source of all information contained in this statement. *If the Seller relied upon any credible representation of another, the Seller should state the name(s) of the person(s) who made the representation(s) and describe the information that was relied upon.

SELLER	DATE	SELLER	DATE
--------	------	--------	------

SELLER	DATE	SELLER	DATE
--------	------	--------	------

SELLER	DATE	SELLER	DATE
--------	------	--------	------

EXECUTOR, ADMINISTRATOR, TRUSTEE (if applicable)

The undersigned has never occupied the Property and lacks the personal knowledge necessary to complete this Disclosure Statement.

SIGNED	DATE	SIGNED	DATE
--------	------	--------	------

SIGNED	DATE	SIGNED	DATE
--------	------	--------	------

RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

The undersigned Prospective Buyer acknowledges receipt of this completed Flood Risk Addendum to the Disclosure Statement prior to signing a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this completed Flood Risk Addendum to the Disclosure Statement is not a warranty by Seller and that it is Prospective Buyer's responsibility to satisfy himself or herself as to the condition of the Property. Prospective Buyer acknowledges that the Property may be inspected by qualified professionals, at Prospective Buyer's expense, to determine the actual condition of the Property. Prospective Buyer further acknowledges that this form is intended to provide information relating to the condition of the land, structures, major systems and amenities, if any, included in the sale. This form does not address local conditions which may affect a purchaser's use and enjoyment of the Property such as noise, odors, traffic volume, etc. Prospective Buyer acknowledges that they may independently investigate such local conditions before entering into a binding contract to purchase the Property. Prospective Buyer acknowledges that he or she understands that the visual inspection performed by the Seller's real estate broker/broker-salesperson/salesperson does not constitute a professional home inspection as performed by a licensed home inspector.

PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE
-------------------	------	-------------------	------

PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE
-------------------	------	-------------------	------

PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE
-------------------	------	-------------------	------

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT CONTINUES ON NEXT PAGE

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 The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the Property with reasonable
590 diligence to ascertain the accuracy of the information disclosed by the Seller, prior to providing a copy of the property disclosure statement
591 to the buyer.

592
593 The Prospective Buyer's real estate broker/broker/broker-salesperson/salesperson also acknowledges receipt of this completed Flood Disclosure
594 Addendum to the Property Disclosure for the purpose of providing it to the Prospective Buyer.

595
596
597 SELLER'S REAL ESTATE BROKER/ DATE
598 BROKER-SALESPERSON/SALESPERSON:

600
601
602 PROSPECTIVE BUYER'S REAL ESTATE BROKER/ DATE
603 BROKER-SALESPERSON/SALESPERSON

604
605
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 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®

SOLAR PANEL SYSTEMS Pursuant to PL.2023, c312

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 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.

652 Yes No

653 Is the Property serviced by a Solar Panel System?

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

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? _____

661
662

118b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please attach copies to this form.

663
664
665
666

119. Are SRECs available from the Solar Panel System?
119a. If SRECs are available, when will the SRECs expire? _____
120. Is there any storage capacity on the Property for the Solar Panel System?
121. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes, explain: _____

Choose one of the following three options:

671
672

122a. 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 **Section A** below.

675
676

122b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to **Section B** below.
122c. 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

123. What is the current periodic payment amount? \$_____
124. What is the frequency of the periodic payments (check one)? Monthly Quarterly
125. What is the expiration date of the PPA, which is when you will become the owner of the Solar Panel System? _____ ("PPA Expiration Date")

683
684

126. Is there a balloon payment that will become due on or before the PPA Expiration Date?
127. If there is a balloon payment, what is the amount? \$_____

Choose one of the following three options:

686
687

128a. Buyer will assume my/our obligations under the PPA at Closing.
128b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar 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 cancellation of the PPA as of the Closing.

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

129. What is the current periodic lease payment amount? \$_____
130. What is the frequency of the periodic lease payments (check one)? Monthly Quarterly
131. What is the expiration date of the lease? _____

697
698

132a. Buyer will assume our obligations under the lease at Closing.
132b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior to Closing.



SECTION C - THE SOLAR PANEL SYSTEM IS SUBJECT TO ENERGY CERTIFICATE(S)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

133. Are Solar Transition Renewable Energy Certificates ("TRECs") available from the Solar Panel System?
 133a. If TRECs are available, when will the TRECs expire? _____
 134. Are Solar Renewable Energy Certificates II ("SREC II")s available from the Solar Panel System?
 134a. If SREC II's are available, when will the SREC II's expire? _____

WATER INTRUSION Pursuant to N.J.S.A. 56:8-19.1

Yes	No	Unknown
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

135. Are you aware of any water leakage, accumulation or dampness, the presence of mold or other similar natural substance, or repairs or other attempts to control any water or dampness problem on the Property? If yes, please describe the nature of the issue and any attempts to repair or control it:

If yes, pursuant to New Jersey law, the **buyer** of the real Property is advised to refer to the 'Mold Guidelines for New Jersey Residents' pamphlet issued by the New Jersey Department of Health (njreal.to/mold-guidelines) and has the right to request a physical copy of the pamphlet from the real estate broker, broker-salesperson, or salesperson.

SECONDARY POWER SOURCE Pursuant to PL.2025, c19

Yes	No	Unknown
<input type="checkbox"/>	<input type="checkbox"/>	

136. Is there a secondary power source at the Property (i.e. permanently installed combustion generators, solar panels, battery storage systems, or any other supplemental source of electrical energy)?
 136a. If "yes," is a label installed within 18 inches of the main electrical panel and electrical meter warning of the dangers associated with the secondary power sources?

ACKNOWLEDGMENT OF SELLER

The undersigned Seller affirms that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real estate brokerage firm representing or assisting the Seller to provide this Disclosure Statement to all prospective buyers of the Property, and to other real estate agents. Seller alone is the source of all information contained in this statement. *If the Seller relied upon any credible representations of another, the Seller should state the name(s) of the person(s) who made the representation(s) and describe the information that was relied upon.

		123 63RD ST LLC C10 SERVING & CUSTODIAL AREA	
SELLER	DATE	SELLER	DATE
SELLER	DATE	SELLER	DATE

dotloop verified
 11/11/25 5:06 PM EST
 GZRC-RK51-EGR5-YDCC

EXECUTOR, ADMINISTRATOR, TRUSTEE (if applicable)

The undersigned has never occupied the Property and lacks the personal knowledge necessary to complete this Disclosure Statement.

SIGNED	DATE	SIGNED	DATE

ADDENDUM REGARDING STATUTORY DISCLOSURES & OTHER ITEMS CONTINUES ON NEXT PAGE

761 RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

762 The undersigned Prospective Buyer acknowledges receipt of this completed Statutory Disclosures & Other Items Addendum to Disclosure
 763 Statement prior to signing a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this completed Statutory
 764 Disclosures & Other Items Addendum is not a warranty by Seller and that it is Prospective Buyer's responsibility to satisfy himself or
 765 herself as to the condition of the Property. Prospective Buyer's acknowledges that the Property may be inspected by qualified professionals,
 766 at Prospective Buyer's expense, to determine the actual condition of the Property. Prospective Buyer further acknowledges that this form is
 767 intended to provide information relating to the condition of the land, structures, major systems and amenities, if any, included in the sale.
 768 This form does not address local conditions which may affect a purchaser's use and enjoyment of the Property such as noise, odors, traffic
 769 volume, etc. Prospective Buyer acknowledges that they may independently investigate such local conditions before entering into a binding
 770 contract to purchase the Property. Prospective Buyer acknowledges that he or she understands that the visual inspection performed by the
 771 Seller's real estate broker/broker-salesperson/salesperson does not constitute a professional home inspection as performed by a licensed
 772 home inspector.

775 PROSPECTIVE BUYER	DATE
776	777 PROSPECTIVE BUYER
778 PROSPECTIVE BUYER	DATE
779	PROSPECTIVE BUYER

780 ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON

781 The undersigned Seller's real estate broker/broker/broker-salesperson/salesperson acknowledges receipt of this Statutory Disclosures &
 782 Other Items Addendum to the Disclosure Statement and that the information contained in this form was provided by the Seller.

783 The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the Property with reasonable
 784 diligence to ascertain the accuracy of the information disclosed by the Seller, prior to providing a copy of the property disclosure statement
 785 to the buyer.

786 The Prospective Buyer's real estate broker/broker/broker-salesperson also acknowledges receipt of this completed Statutory Disclosures
 787 & Other Items Addendum to the Property Disclosure for the purpose of providing it to the Prospective Buyer.

788
 789
 790 Joseph Aziz

791
 792 SELLER'S REAL ESTATE BROKER/
 793 BROKER-SALESPERSON/SALESPERSON:

794
 795
 796
 797 PROSPECTIVE BUYER'S REAL ESTATE BROKER/
 798 BROKER-SALESPERSON/SALESPERSON