



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

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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](http://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**

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56 **Property Address:** 245-249 Verona Ave

57 Newark **NJ** 07104 ("Property").

60 **Seller:** McLaud Holdings LLC

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 [ ]	1. Age of House, if known _____
77 <input checked="" type="checkbox"/>	<input type="checkbox"/>		78 [ ]	2. Does the Seller currently occupy this Property? If not, how long has it been since Seller occupied the Property? <u>since oct 2021</u>
79 <input checked="" type="checkbox"/>	<input type="checkbox"/>		80 [ ]	3. What year did the Seller buy the Property? <u>Feb 2024</u>
81			82	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.

83 **ROOF**

84 Yes	No	Unknown	85 [ ]	4. Age of roof <u>2 years</u>
86 <input checked="" type="checkbox"/>	<input type="checkbox"/>		87 [ ]	5. Has roof been replaced or repaired since Seller bought the Property?
88			89	6. Are you aware of any roof leaks?
90			91	7. Explain any "yes" answers that you give in this section: <u>The roof now repaired is in back extension because of planning to renovate</u>

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

92 Yes	No	Unknown	93 [ ]	8. Does the Property have one or more sump pumps?
94 [ ]	<input checked="" type="checkbox"/>		95 [ ]	8a. Are there any problems with the operation of any sump pump?
96 [ ]	<input checked="" type="checkbox"/>		97 [ ]	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?
98 [ ]	<input checked="" type="checkbox"/>		99 [ ]	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?
100 [ ]	<input checked="" type="checkbox"/>		101	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: _____
102			103	11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location: _____
104			105	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?
106			107	13. Is the attic or house ventilated by: <input type="checkbox"/> a whole house fan? <input type="checkbox"/> an attic fan?
108			109	13a. Are you aware of any problems with the operation of such a fan?



111  
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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 no attic

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

## TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

119 Yes No Unknown

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

134 Yes No Unknown

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: we add additional column post to reinforce the rooftop incase there will so much snow collected during winter to support the weight

## ADDITIONS/REMODELS

151 Yes No Unknown

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: \_\_\_\_\_

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## PLUMBING, WATER AND SEWAGE

160 Yes No Unknown

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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	34. Do you have a softener, filter, or other water purification system? <input type="checkbox"/> Leased <input type="checkbox"/> Owned
172	35. What is the type of sewage system? <input checked="" type="checkbox"/> Public Sewer <input type="checkbox"/> Private Sewer <input type="checkbox"/> Septic System <input type="checkbox"/> Cesspool <input type="checkbox"/> Other (explain): _____		
173	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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?
174	<input type="checkbox"/>	<input checked="" type="checkbox"/>	37. If Septic System, when was it installed? _____ Location? _____
175	38. When was the Septic System or Cesspool last cleaned and/or serviced? _____		
176	<input type="checkbox"/>	<input checked="" type="checkbox"/>	39. Are you aware of any abandoned Septic Systems or Cesspools on your Property?
177	<input type="checkbox"/>	<input checked="" type="checkbox"/>	39a. If "yes," is the closure in accordance with the municipality's ordinance? Explain: _____
178	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 _____		
179	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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: <u>The city upgraded already the old entrance pipe to new one</u>
180	<input type="checkbox"/>	<input checked="" type="checkbox"/>	42. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the Property?
181	<input type="checkbox"/>	<input checked="" type="checkbox"/>	43. Is either the private water or sewage system shared? If "yes," explain: _____
182	44. Water Heater: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Fuel Oil <input type="checkbox"/> Gas Age of Water Heater _____		
183	<input type="checkbox"/>	<input checked="" type="checkbox"/>	44a. Are you aware of any problems with the water heater?
184	<input type="checkbox"/>	<input checked="" type="checkbox"/>	45. Explain any "yes" answers that you give in this section: _____ _____
185			
186			
187			
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194			
195			
196			
197			
198			
199			

## 200 HEATING AND AIR CONDITIONING

201	Yes	No	Unknown	46. Type of Air Conditioning: <input checked="" type="checkbox"/> Central one zone <input type="checkbox"/> Central multiple zone <input checked="" type="checkbox"/> Wall/Window Unit <input type="checkbox"/> None
202				47. List any areas of the house that are not air conditioned: <u>The house have centralized aircon and heater. 3 floors in the building is all have gas heater</u>
203				48. What is the age of Air Conditioning System? <u>2020</u>
204				49. Type of heat: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Fuel Oil <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Unheated <input type="checkbox"/> Other
205				50. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) <u>forced air</u>
206	<input type="checkbox"/>			51. If it is a centralized heating system, is it one zone or multiple zones? <u>multiple zones</u>
207				52. Age of furnace <u>no furnace</u> Date of last service: _____
208				53. List any areas of the house that are not heated: <u>garage only</u>
209				
210				
211				
212				
213				
214				
215	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or other substances?
216				55. If tank is not in use, do you have a closure certificate?
217	<input type="checkbox"/>	<input checked="" type="checkbox"/>		56. Are you aware of any problems with any items in this section? If "yes," explain: _____
218	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
219				
220				

## 221 WOODBURNING STOVE OR FIREPLACE

222	Yes	No	Unknown	57. Do you have <input type="checkbox"/> wood burning stove? <input type="checkbox"/> fireplace? <input type="checkbox"/> insert? <input type="checkbox"/> other
223	<input type="checkbox"/>	<input checked="" type="checkbox"/>		57a. Is it presently usable?
224	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	58. If you have a fireplace, when was the flue last cleaned? <u>no fireplace</u>
225	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	58a. Was the flue cleaned by a professional or non-professional? _____
226	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	59. Have you obtained any required permits for any such item?
227	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	60. Are you aware of any problems with any of these items? If "yes," please explain: _____
228	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
229				
230				

231 **ELECTRICAL SYSTEM**

232 Yes No Unknown

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

240    [ ]

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

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

247 Yes No Unknown

248 68. Are you aware of any fill or expansive soil on the Property?  
 249 69. Are you aware of any past or present mining operations in the area in which the Property is located?  
 250 70. Is the Property located in a flood hazard zone?  
 251 71. Are you aware of any drainage or flood problems affecting the Property?  
 252 72. Are there any areas on the Property which are designated as protected wetlands?  
 253 73. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the Property?  
 254 74. Are there any water retention basins on the Property or the adjacent properties?  
 255 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: \_\_\_\_\_  
 256 \_\_\_\_\_  
 257 \_\_\_\_\_  
 258 \_\_\_\_\_  
 259 \_\_\_\_\_  
 260 \_\_\_\_\_  
 261 76. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the Property?  
 262 77. Explain any "yes" answers to the preceding questions in this section: \_\_\_\_\_  
 263 \_\_\_\_\_  
 264 \_\_\_\_\_  
 265 \_\_\_\_\_  
 266 78. Do you have a survey of the Property?  
 267 \_\_\_\_\_

268 **ENVIRONMENTAL HAZARDS**

269 Yes No Unknown

270 79. 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.  
 271 \_\_\_\_\_  
 272 \_\_\_\_\_  
 273 \_\_\_\_\_  
 274 79a. 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: \_\_\_\_\_  
 275 \_\_\_\_\_  
 276 \_\_\_\_\_  
 277 \_\_\_\_\_  
 278 80. 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: \_\_\_\_\_  
 279 \_\_\_\_\_  
 280 \_\_\_\_\_  
 281 \_\_\_\_\_  
 282 \_\_\_\_\_  
 283 81. Are you aware if any underground storage tank has been tested?  
 284 (Attach a copy of each test report or closure certificate if available.)  
 285 82. 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?  
 286 (Attach copy of each test report if available.)  
 287 83. If "yes" to any of the above, explain: \_\_\_\_\_  
 288 \_\_\_\_\_  
 289 \_\_\_\_\_  
 290 \_\_\_\_\_

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

292

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

294

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

310              87b. If so, are there any dues or assessments involved?

311      If "yes," how much? \_\_\_\_\_

312             88. Are you aware of any defect, damage, or problem with any common elements or common areas

313      that materially affects the Property?

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

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

316      Association that impact the Property?

317      91. Explain any "yes" answers you give in this section: \_\_\_\_\_

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

332             95. Are you aware of any public improvement, condominium or homeowner association assessments

333      against the Property that remain unpaid? Are you aware of any violations of zoning, housing,

334      building, safety or fire ordinances that remain uncorrected?

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

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

337      clear title?

338             97. Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed

339      elsewhere on this form? (A defect is "material," if a reasonable person would attach importance

340      to its existence or non-existence in deciding whether or how to proceed in the transaction.)

341      If "yes," explain: \_\_\_\_\_

342

343             98. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any

344      special assessments and any association dues or membership fees, are there any other fees that you

345      pay on an ongoing basis with respect to this Property, such as garbage collection fees?

346      99. Explain any other "yes" answers you give in this section: \_\_\_\_\_

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

357  

358    
 (Initials)

(Initials)

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

361 Yes      No      Unknown

362  

100. Are you aware if the Property has been tested for radon gas? (Attach a copy of each test report if available.)

363  

101. Are you aware if the Property has been treated in an effort to mitigate the presence of radon gas? (If "yes," attach a copy of any evidence of such mitigation or treatment.)

364  

102. Is radon remediation equipment now present in the Property?

365  

102a. If "yes," is such equipment in good working order?

369 **MAJOR APPLIANCES AND OTHER ITEMS**

370 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  
 371 in the sale of the Property. Which of the following items are present in the Property? (For items that are not present, indicate "not  
 372 applicable.")

373 Yes      No      Unknown      N/A

374  

103. Electric Garage Door Opener

375  103a. If "yes," are they reversible? Number of Transmitters 2376   

104. Smoke Detectors

 Battery  Electric  Both How many 20 Carbon Monoxide Detectors How many \_\_\_\_\_Location all floors377  

105. With regard to the above items, are you aware that any item is not in working order?

378    105a. If "yes," identify each item that is not in working order or defective and explain the nature  
379 of the problem: \_\_\_\_\_380   106.  In-ground pool  Above-ground pool  Pool Heater  Spa/Hot Tub381    106a. Were proper permits and approvals obtained?382    106b. Are you aware of any leaks or other defects with the filter or the walls or other structural or

383 mechanical components of the pool or spa/hot tub?

384    106c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?

385 107. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)

386  Refrigerator387  Range388  Microwave Oven389  Dishwasher390  Trash Compactor391  Garbage Disposal392  In-Ground Sprinkler System393  Central Vacuum System394  Security System395  Washer396  Dryer397  Intercom398  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: \_\_\_\_\_

**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

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418 **Signed by:**419 *Michael Holdings LLC*420 **1/2/2026 | 14:35 CST**421 **SELLER**422 **DATE**423 **SELLER**424 **DATE**425 **SELLER**426 **DATE**427 **SELLER**428 **DATE****429 EXECUTOR, ADMINISTRATOR, TRUSTEE (if applicable)**

430 The undersigned has never occupied the Property and lacks the personal knowledge necessary to complete this Disclosure Statement.  
 431

---

432 **SIGNED**433 **DATE**434 **SIGNED**435 **DATE****436 RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

437 The undersigned Prospective Buyer acknowledges receipt of this Disclosure Statement prior to signing a Contract of Sale pertaining to  
 438 this Property. Prospective Buyer acknowledges that this Disclosure Statement is not a warranty by Seller and that it is Prospective Buyer's  
 439 responsibility to satisfy himself or herself as to the condition of the Property. Prospective Buyer acknowledges that the Property may be  
 440 inspected by qualified professionals, at Prospective Buyer's expense, to determine the actual condition of the Property. Prospective Buyer  
 441 further acknowledges that this form is intended to provide information relating to the condition of the land, structures, major systems and  
 442 amenities, if any, included in the sale. This form does not address local conditions which may affect a purchaser's use and enjoyment of  
 443 the Property such as noise, odors, traffic volume, etc. Prospective Buyer acknowledges that they may independently investigate such local  
 444 conditions before entering into a binding contract to purchase the Property. Prospective Buyer acknowledges that he or she understands  
 445 that the visual inspection performed by the Seller's real estate broker/broker-salesperson/salesperson does not constitute a professional  
 446 home inspection as performed by a licensed home inspector.  
 447

448 **PROSPECTIVE BUYER**449 **DATE**450 **PROSPECTIVE BUYER**451 **DATE**452 **PROSPECTIVE BUYER**453 **DATE**454 **PROSPECTIVE BUYER**455 **DATE****456 ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON**

457 The undersigned Seller's real estate broker/broker-salesperson/salesperson acknowledges receipt of the Property Disclosure Statement  
 458 form and that the information contained in the form was provided by the Seller.  
 459

460 The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the Property with reasonable  
 461 diligence to ascertain the accuracy of the information disclosed by the Seller, prior to providing a copy of the property disclosure statement  
 462 to the buyer.  
 463

464 The Prospective Buyer's real estate broker/broker-salesperson/salesperson also acknowledges receipt of the Property Disclosure Statement  
 465 form for the purpose of providing it to the Prospective Buyer.  
 466

467 *Michael Gross*468 **1/2/2026 | 15:47 CST**469 **SELLER'S REAL ESTATE BROKER/  
BROKER-SALESPERSON/SALESPERSON**470 **DATE**471 **PROSPECTIVE BUYER'S REAL ESTATE BROKER/  
BROKER-SALESPERSON/SALESPERSON**472 **DATE**473 **SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT CONTINUES ON NEXT PAGE**





586	<b>ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON</b>
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	
590	The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the Property with reasonable
591	diligence to ascertain the accuracy of the information disclosed by the Seller, prior to providing a copy of the property disclosure statement
592	to the buyer.
593	
594	The Prospective Buyer's real estate broker/broker/broker-salesperson also acknowledges receipt of this completed Flood Disclosure
595	Addendum to the Property Disclosure for the purpose of providing it to the Prospective Buyer.
596	<small>DocuSigned by:</small>
597	 <hr/>
598	SELLER'S REAL ESTATE BROKER/
599	BROKER-SALESPERSON/SALESPERSON: <hr/>
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645	<b>ADDENDUM REGARDING STATUTORY DISCLOSURES &amp; OTHER ITEMS CONTINUES ON NEXT PAGE</b>



**NEW JERSEY REALTORS®**  
**SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT**  
**ADDENDUM REGARDING STATUTORY DISCLOSURES & OTHER ITEMS**

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**646 SOLAR PANEL SYSTEMS Pursuant to PL.2023, c312**

647 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  
648 sunlight as a source of energy for generating electricity or heating, any and all inverters, net meter, wiring, roof supports and any other  
649 equipment pertaining to the Solar Panels (collectively, the "Solar Panel System"). This information may be used, among other purposes,  
650 to prepare a Solar Panel Addendum to be affixed to and made a part of a contract of sale for the Property.

651 Yes      No

[ ]     

Is the Property serviced by a Solar Panel System?

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

656 Yes      No      Unknown

[ ]

118. When was the Solar Panel System Installed? \_\_\_\_\_

[ ]

118a. What is the name and contact information of the business that installed the Solar Panel System? \_\_\_\_\_

[ ]     

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

[ ]            [ ]

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:**

[ ]

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.

[ ]

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")

[ ]     

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:**

[ ]

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.

[ ]

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? \_\_\_\_\_

**Choose one of the following two options:**

[ ]

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.





**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.

773 PROSPECTIVE BUYER

774 DATE

PROSPECTIVE BUYER

DATE

775 PROSPECTIVE BUYER

776 DATE

PROSPECTIVE BUYER

777 DATE

**778 ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON**

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

781 The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the Property with reasonable  
 782 diligence to ascertain the accuracy of the information disclosed by the Seller, prior to providing a copy of the property disclosure statement  
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 785 & Other Items Addendum to the Property Disclosure for the purpose of providing it to the Prospective Buyer.

786 DocuSigned by:



1/2/2026 | 15:47 CST

787 SELLER'S REAL ESTATE BROKER/  
 788 BROKER-SALESPERSON/SALESPERSON:

DATE

789 PROSPECTIVE BUYER'S REAL ESTATE BROKER/  
 790 BROKER-SALESPERSON/SALESPERSON

DATE