



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

©2018, New Jersey REALTORS®

1 **Property Address:** 203 Central Ave, Bogota, NJ 07603

2
3 _____ (“Property”).

4
5 **Seller:** Jorge M. Nunez

6
7 _____ (“Seller”).

8
9 The purpose of this Disclosure Statement is to disclose, to the best of Seller's knowledge, the condition of the Property, as of the date set forth below. The Seller is aware that he or she is under an obligation to disclose any known material defects in the Property even if not addressed in this printed form. Seller alone is the source of all information contained in this form. All prospective buyers of the Property are cautioned to carefully inspect the Property and to carefully inspect the surrounding area for any off-site conditions that may adversely affect the Property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer's hiring of qualified experts to inspect the Property.

15
16 If your Property consists of multiple units, systems and/or features, please provide complete answers on all such units, systems and/or features even if the question is phrased in the singular, such as if a duplex has multiple furnaces, water heaters and fireplaces.

20 OCCUPANCY

21 Yes No Unknown
22

23 1. Age of House, if known _____

24

25 2. Does the Seller currently occupy this Property?

26 If not, how long has it been since Seller occupied the Property? _____

27

28 3. What year did the Seller buy the Property? 2001

29 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.

29 ROOF

30 Yes No Unknown
31

32 4. Age of roof 20

33

34 5. Has roof been replaced or repaired since Seller bought the Property?

35

36 6. Are you aware of any roof leaks?

37 7. Explain any “yes” answers that you give in this section: _____

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

38 Yes No Unknown
39

40 8. Does the Property have one or more sump pumps?

41

42 8a. Are there any problems with the operation of any sump pump?

43

44 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?

45

46 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?

47

48 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: _____

49

50 11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If “yes,” specify location: _____



- 51 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?
- 52
- 53 13. Is the attic or house ventilated by: a whole house fan? an attic fan?
- 54 13a. Are you aware of any problems with the operation of such a fan?
- 55
- 56 14. In what manner is access to the attic space provided?
- 57 staircase pull down stairs crawl space with aid of ladder or other device
- 58 other _____
- 59
- 60 15. Explain any "yes" answers that you give in this section:
- 61 _____

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

- | | | | | |
|----|--------------------------|-------------------------------------|---------|--|
| 62 | Yes | No | Unknown | |
| 63 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| 64 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the Property? |
| 65 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 17. Are you aware of any damage to the Property caused by termites/wood destroying insects, dry rot, or pests? |
| 66 | | | | |
| 67 | <input type="checkbox"/> | <input type="checkbox"/> | | 18. If "yes," has work been performed to repair the damage? |
| 68 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 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: _____ |
| 69 | | | | |
| 70 | | | | |
| 71 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 20. Are you aware of any termite/pest control inspections or treatments performed on the Property in the past? |
| 72 | | | | |
| 73 | | | | 21. Explain any "yes" answers that you give in this section: _____ |
| 74 | | | | _____ |
| 75 | | | | _____ |
| 76 | | | | |

STRUCTURAL ITEMS

- | | | | | |
|----|--------------------------|-------------------------------------|---------|--|
| 77 | Yes | No | Unknown | |
| 78 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| 79 | <input type="checkbox"/> | <input checked="" 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? |
| 80 | | | | |
| 81 | | | | |
| 82 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 23. Are you aware if the Property or any of the structures on it have ever been damaged by fire, smoke, wind or flood? |
| 83 | | | | |
| 84 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 24. Are you aware of any fire retardant plywood used in the construction? |
| 85 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the Property? |
| 86 | | | | |
| 87 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 26. Are you aware of any present or past efforts made to repair any problems with the items in this section? |
| 88 | | | | |
| 89 | | | | 27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the problem: _____ |
| 90 | | | | _____ |
| 91 | | | | _____ |
| 92 | | | | |
| 93 | | | | |

ADDITIONS/REMODELS

- | | | | | |
|-----|-------------------------------------|--------------------------|---------|--|
| 94 | Yes | No | Unknown | |
| 95 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 96 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | 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? |
| 97 | | | | |
| 98 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section: All permits and approvals were sought and obtained. |
| 99 | | | | _____ |
| 100 | | | | _____ |
| 101 | | | | |
| 102 | | | | |

PLUMBING, WATER AND SEWAGE

- | | | | | |
|-----|--------------------------|--------------------------|---------|---|
| 103 | Yes | No | Unknown | |
| 104 | <input type="checkbox"/> | <input type="checkbox"/> | | |
| 105 | | | | 30. What is the source of your drinking water? |
| 106 | | | | <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community System <input type="checkbox"/> Well on Property <input type="checkbox"/> Other (explain) _____ |
| 107 | <input type="checkbox"/> | <input type="checkbox"/> | | 31. If your drinking water source is not public, have you performed any tests on the water? If so, when? _____ |
| 108 | | | | Attach a copy of or describe the results: _____ |
| 109 | | | | _____ |
| 110 | | | | |

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

HEATING AND AIR CONDITIONING

Yes No Unknown

- 146 46. Type of Air Conditioning:
- 147 Central one zone Central multiple zone Wall/Window Unit None
- 148 47. List any areas of the house that are not air conditioned: _____
- 149 _____
- 150 48. What is the age of Air Conditioning System? _____
- 151 49. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other
- 152 50. What is the type of heating system? (for example, forced air, hot water or base board, radiator,
- 153 steam heat) base board
- 154 51. If it is a centralized heating system, is it one zone or multiple zones? _____
- 155 _____
- 156 52. Age of furnace 9 months Date of last service: _____
- 157 53. List any areas of the house that are not heated: _____
- 158 _____
- 159 54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or
- 160 other substances?
- 161 55. If tank is not in use, do you have a closure certificate?
- 162 56. Are you aware of any problems with any items in this section? If "yes," explain: _____
- 163 _____
- 164 _____

WOODBURNING STOVE OR FIREPLACE

Yes No Unknown

- 167 57. Do you have wood burning stove? fireplace? insert? other
- 168 57a. Is it presently usable?
- 169 58. If you have a fireplace, when was the flue last cleaned? _____
- 170 58a. Was the flue cleaned by a professional or non-professional? _____

171

172

173

174 **ELECTRICAL SYSTEM**

175 Yes No Unknown

59. Have you obtained any required permits for any such item?

60. Are you aware of any problems with any of these items? If "yes," please explain:

176

177

178

179 [] []

180

181

182

183 [] [] []

184 [] []

185

186

187

188

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:

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:

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

190 Yes No Unknown

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

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?

211 **ENVIRONMENTAL HAZARDS**

212 Yes No Unknown

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

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.

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:

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:

81. Are you aware if any underground storage tank has been tested?
(Attach a copy of each test report or closure certificate if available.)

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?
(Attach copy of each test report if available.)

231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290

83. If "yes" to any of the above, explain: _____

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

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

DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS AND CO-OPS

Yes No Unknown

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

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

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

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

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

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

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

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

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

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

MISCELLANEOUS

Yes No Unknown

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

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

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

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

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

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

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

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

99. Explain any other "yes" answers you give in this section: _____

291 **RADON GAS Instructions to Owners**

292 By law (N.J.S.A. 26:2D-73), a Property owner who has had his or her Property tested or treated for radon gas may require that information
293 about such testing and treatment be kept confidential until the time that the owner and a buyer enter into a contract of sale, at which time
294 a copy of the test results and evidence of any subsequent mitigation or treatment shall be provided to the buyer. The law also provides that
295 owners may waive, in writing, this right of confidentiality. As the owner(s) of this Property, do you wish to waive this right?

296 Yes No
297
298 (Initials) (Initials)
299

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

301 Yes No Unknown
302 100. Are you aware if the Property has been tested for radon gas? (Attach a copy of each test report if
303 available.)
304 101. Are you aware if the Property has been treated in an effort to mitigate the presence of radon gas?
305 (If "yes," attach a copy of any evidence of such mitigation or treatment.)
306 102. Is radon remediation equipment now present in the Property?
307 102a. If "yes," is such equipment in good working order?
308
309

310 **MAJOR APPLIANCES AND OTHER ITEMS**

311 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
312 in the sale of the Property. Which of the following items are present in the Property? (For items that are not present, indicate "not
313 applicable.")

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

351 **SOLAR PANEL SYSTEMS**

352 By completing this section, Seller is acknowledging that the Property is serviced by a Solar Panel System, which means a system of solar
353 panels designed to absorb the sunlight as a source of energy for generating electricity or heating, any and all inverters, net meter, wiring,
354 roof supports and any other equipment pertaining to the Solar Panels (collectively, the "Solar Panel System"). This information may be
355 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.

357 Yes No Unknown

- 358 109. When was the Solar Panel System Installed? _____
- 359 109a. What is the name and contact information of the business that installed the Solar Panel System?

- 360 _____
- 361 109b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please
362 attach copies to this form.
- 363 110. Are SRECs available from the Solar Panel System?
- 364 110a. If SRECs are available, when will the SRECs expire? _____
- 365 111. Is there any storage capacity on the Property for the Solar Panel System?
- 366 112. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes,
367 explain: _____
368 _____

370 **Choose one of the following three options:**

- 371 113a. The Solar Panel System is financed under a power purchase agreement or other type of financing
372 arrangement which requires me/us to make periodic payments to a Solar Panel System provider
373 in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to Section A
374 below.
- 375 113b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to Section B below.
- 376 113c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.

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

- 379 114. What is the current periodic payment amount? \$ _____
- 380 115. What is the frequency of the periodic payments (check one)? Monthly Quarterly
- 381 116. What is the expiration date of the PPA, which is when you will become the owner of the Solar
382 Panel System? _____ ("PPA Expiration Date")
- 383 117. Is there a balloon payment that will become due on or before the PPA Expiration Date?
- 384 118. If there is a balloon payment, what is the amount? \$ _____

386 **Choose one of the following three options:**

- 387 119a. Buyer will assume my/our obligations under the PPA at Closing.
- 388 119b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar
389 Panel System can be included in the sale free and clear.
- 390 119c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain
391 cancellation of the PPA as of the Closing.

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

- 394 120. What is the current periodic lease payment amount? \$ _____
- 395 121. What is the frequency of the periodic lease payments (check one)? Monthly Quarterly
- 396 122. What is the expiration date of the lease? _____

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

- 399 123a. Buyer will assume our obligations under the lease at Closing.
- 400 123b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior
401 to Closing.

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

- 404 124. Are Solar Transition Renewable Energy Certificates ("TREC(s)") available from the Solar Panel
405 System?
- 406 124a. If TREC(s) are available, when will the TREC(s) expire? _____
- 407 125. Are Solar Renewable Energy Certificate IIs ("SREC IIs") available from the Solar Panel System?
- 408 125a. If SREC IIs are available, when will the SREC IIs expire? _____

411 **WATER INTRUSION**

412 Yes No Unknown
413

126. 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.

423 **FLOOD RISK**

424 Flood risks in New Jersey are growing due to the effects of climate change. Coastal and inland areas may experience significant flooding
425 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
426 rise will meet or exceed 2.1 feet above 2000 levels, placing over 40,000 New Jersey properties at risk of permanent coastal flooding.
427 In addition, precipitation intensity in New Jersey is increasing at levels significantly above historic trends, placing inland properties at
428 greater risk of flash flooding. These and other coastal and inland flood risks are expected to increase within the life of a typical mortgage
429 originated in or after 2020.

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

434 Yes No Unknown

435

127. 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?

437

128. 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?

439

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

Properties in the special flood hazard area, also known as high risk flood zones, on FEMA's flood insurance rate maps with mortgages from federally regulated or insured lenders are required to obtain and maintain flood insurance. Even when not required, FEMA encourages property owners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure and the personal property within the structure. Also note that properties in coastal and riverine areas may be subject to increased risk of flooding over time due to projected sea level rise and increased extreme storms caused by climate change which may not be reflected in current flood insurance rate maps.

448

130. Have you ever received assistance, or are you aware of any previous owners receiving assistance, from FEMA, the U.S. Small Business Administration, or any other federal disaster flood assistance for flood damage to the Property?

For properties that have received federal disaster assistance, the requirement to obtain flood insurance passes down to all future owners. Failure to obtain and maintain flood insurance can result in an individual being ineligible for future assistance.

454

131. Is there flood insurance on the Property?

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

457

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

An elevation certificate is a FEMA form, completed by a licensed surveyor or engineer. The form provides critical information about the flood risk of the Property and is used by flood insurance providers under the National Flood Insurance Program to help determine the appropriate flood insurance rating for the Property. A buyer may be able to use the elevation certificate from a previous owner for their flood insurance policy.

463

133. 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? \$ _____

466

134. 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? _____

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

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

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.

Gorge Nunez dotloop verified
07/01/25 3:36 PM EDT
XSDH-10KB-WC3V-PL3V

SELLER _____ DATE _____

Adele Guerrero Nunez dotloop verified
07/01/25 5:45 PM EDT
R6HK-LGYH-ORKQ-3EKA

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.

_____ DATE _____

_____ DATE _____

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

RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

The undersigned Prospective Buyer acknowledges receipt of this Disclosure Statement prior to signing a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this 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

ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON

The undersigned Seller's real estate broker/broker-salesperson/salesperson acknowledges receipt of the Property Disclosure Statement form and that the information contained in the form was provided by the Seller. The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the Property with reasonable diligence to ascertain the accuracy of the information disclosed by the Seller, prior to providing a copy of the property disclosure statement to the buyer. The Prospective Buyer's real estate broker/broker-salesperson/salesperson also acknowledges receipt of the Property Disclosure Statement form for the purpose of providing it to the Prospective Buyer.

	<small>dotloop verified 07/01/25 3:48 PM EDT 2ASZ-HMHY-8VZD-J5U4</small>
---	--

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