



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

9

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

13 Moreover, regarding the property condition disclosure statement, the New Jersey Division of Consumer Affairs has provided the
 14 following instructions:

15 *The purpose of the Property Condition Disclosure Statement (“Disclosure Statement”), including the Flood Risk Addendum, is to disclose the
 16 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
 17 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
 18 this form. All prospective buyers of the property are cautioned to carefully inspect the property and to carefully inspect the surrounding area for any
 19 off-site conditions that may adversely affect the property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer’s
 20 hiring of qualified experts to inspect the property.*

21 *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
 22 the question is phrased in the singular, such as if a duplex has multiple furnaces, water heaters, and fireplaces.*

23 *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
 24 of residential real property must answer these questions before the purchaser becomes obligated under any contract for the purchase of the property.
 25 Questions 1 through 108 must be answered to the best of the seller’s knowledge, unless otherwise stated.*

26 *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
 27 for all sellers of real property (including both residential and non-residential property). Sellers of real property must answer these questions before the
 28 purchaser becomes obligated under any contract for the purchase of the property. This is the case regardless of whether a seller completes questions
 29 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
 30 Tool located at flooddisclosure.nj.gov. Questions 111 through 117 must be answered based on the seller’s actual knowledge.*

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

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





NEW JERSEY REALTORS®
SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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56 **Property Address:** 21 Hastings Drive

57 Tenafly **NJ** 07670 ("Property").

59 **Seller:** 252 Highwood 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 <input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>	1. Age of House, if known <u>New</u>
77 <input type="checkbox"/>	<input checked="" type="radio"/>	<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 checked="" type="radio"/>	<input type="checkbox"/>	3. What year did the Seller buy the Property? <u>2025</u>
80 <input type="checkbox"/>	<input checked="" type="radio"/>	<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 type="checkbox"/>	<input checked="" type="radio"/>	4. Age of roof <u>New</u>
86 <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="radio"/>	5. Has roof been replaced or repaired since Seller bought the Property?
87 <input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>	6. Are you aware of any roof leaks?
88 <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="radio"/>	7. Explain any "yes" answers that you give in this section: _____

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

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



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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 _____

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: _____

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: _____

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 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 WOODBURNING STOVE OR FIREPLACE

222 Yes No Unknown

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

231 **ELECTRICAL SYSTEM**

232 Yes No Unknown

233

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: _____

238

239 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 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: _____

250

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

253

254 78. Do you have a survey of the Property?

268 **ENVIRONMENTAL HAZARDS**

269 Yes No Unknown

270

271 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.

272

273 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: _____

278

279 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: _____

283

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

285

286 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.)
 83. If "yes" to any of the above, explain: _____

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
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

D.R.

358 (Initials)

359 (Initials)

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

362 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: _____

385 106. In-ground pool Above-ground pool Pool Heater Spa/Hot Tub

386 106a. Were proper permits and approvals obtained?

387 106b. Are you aware of any leaks or other defects with the filter or the walls or other structural or
 388 mechanical components of the pool or spa/hot tub?

389 106c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?

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

391 Refrigerator

392 Range

393 Microwave Oven

394 Dishwasher

395 Trash Compactor

396 Garbage Disposal

397 In-Ground Sprinkler System

398 Central Vacuum System

399 Security System

400 Washer

401 Dryer

402 Intercom

403 Other

404 108. Of those that may be included, is each in working order?

405 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



01/08/26

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.
 429

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.
 444

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.
 454

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.
 458

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.
 461

DocuSigned by:



20BDF3C488A4C8

SELLER'S REAL ESTATE BROKER/
BROKER-SALESPERSON/SALESPERSON

1/9/2026 | 12:46 NST

DATE

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

DATE

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT CONTINUES ON NEXT PAGE



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

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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

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?

492

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?

494

495

111. 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.

503

504

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?

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.

510

511

113. 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.

512

513

114. 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.

518

519

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? \$ _____

521

522

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? _____



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

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

597 DocuSigned by:

598 

599 20BDF3C4888A4C8

600 1/9/2026 | 12:46 NST

601 DATE

602 SELLER'S REAL ESTATE BROKER/
603 BROKER-SALESPERSON/SALESPERSON:

604 PROSPECTIVE BUYER'S REAL ESTATE BROKER/
605 BROKER-SALESPERSON/SALESPERSON

606 DATE

607 **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

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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

657 118. When was the Solar Panel System Installed? _____

658 118a. What is the name and contact information of the business that installed the Solar Panel System? _____

659 118b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please attach copies to this form.

660 119. Are SRECs available from the Solar Panel System?

661 119a. If SRECs are available, when will the SRECs expire? _____

662 120. Is there any storage capacity on the Property for the Solar Panel System?

663 121. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes, explain: _____

664 _____

Choose one of the following three options:

665 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.

666 122b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to **Section B** below.

667 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

668 123. What is the current periodic payment amount? \$_____

669 124. What is the frequency of the periodic payments (check one)? Monthly Quarterly

670 125. What is the expiration date of the PPA, which is when you will become the owner of the Solar Panel System? _____ ("PPA Expiration Date")

671 126. Is there a balloon payment that will become due on or before the PPA Expiration Date?

672 127. If there is a balloon payment, what is the amount? \$_____

Choose one of the following three options:

673 128a. Buyer will assume my/our obligations under the PPA at Closing.

674 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.

675 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

676 129. What is the current periodic lease payment amount? \$_____

677 130. What is the frequency of the periodic lease payments (check one)? Monthly Quarterly

678 131. What is the expiration date of the lease? _____

Choose one of the following two options:

679 132a. Buyer will assume our obligations under the lease at Closing.

680 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

DATE

PROSPECTIVE BUYER

DATE

774 PROSPECTIVE BUYER

DATE

PROSPECTIVE BUYER

DATE

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 DocuSigned by:

Stacy Esser

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1/9/2026 | 12:46 NST

789 SELLER'S REAL ESTATE BROKER/
790 BROKER-SALESPERSON/SALESPERSON:

DATE

791 PROSPECTIVE BUYER'S REAL ESTATE BROKER/
792 BROKER-SALESPERSON/SALESPERSON

DATE