41 CAMBRIDGE ROAD | BEDMINSTER
SPECIAL FEATURES | ADDITIONAL INFORMATION

Square Feet from Tax Assessors Record Card: Living space: 1429sf | Patio: 81sf
Newer luxury vinyl floor on level one
Newer wall-to-wall carpeting on the stairs and level 2
Vaulted ceiling with newer skylight 2022 (windows are owned and in As Is Condition)
Newer roof, gutters, and downspouts
Oversized attached insulated one-car garage with one opener (garage door owned by unit owner)
Laundry hall closet with built-in shelving, with a full-sized washer and dryer

Inclusions: All items are being transferred in As-Is Condition and carry no value
Washer and dryer
Refrigerator
Trundle bed
All window treatments
All attached lighting fixtures
Trash and recycling bins

Exclusions:
There are no attachments excluded

Other Documents: Visit www.41CambridgeDrive.com
Seller's disclosure
Special Features | Additional Information Sheet
NJ DEP Flood Zone Certificate
NJ Addendum to HOA
PPSIR HOA Disclosure
Stone Run II POS (Part I & II): See Listing Agent
Stone Run II Neighborhood Association Rules: See Listing Agent

Homeowners Association:
Buyers must conduct their due diligence to confirm all fees listed on the MLS and policies with Taylor Management.
Monthly HOA Fee Includes: maintenance of communal areas and exteriors, snow removal, and trash collection.
Recycling: guidelines and general information, visit SomersetCountyNJ.gov.
Stone Run II Community Representative: Jamie Rozanski@TaylorMGT.com
Reserve Fund Contribution: three times monthly, contact the Closing Department 973-267-9000 for confirmation & details

Other Fees & Utilities:
The buyer is to arrange for a utility transfer at least ten days before the scheduled closing to ensure service on the day of the final walkthrough.
#1. Jersey Central Power & Light (JCP&L) provides electrical service to all of Bedminster Township. For more information and to apply for service: www.firstenergycorp.com
#2. Public Service Electric & Gas (PSE&G) provides natural gas to Bedminster Township. For more information, please visit their website: https://pseg.com
#3. New Jersey American Water (NJAW) provides water service to all properties not serviced by a private well. Please visit NJAW's website for more information: https://amwater.com/njaw/
#4. Sewer: The Hills: NJAW provides public sewer service (also known as Environmental Disposal Corp., EDC) to all neighborhoods in the "The Hills" community. Please visit the NJAW website https://amwater.com/njaw/ or call 1-800-272-1325 for more information and the fee schedule.
#5. Internet: Cablevision (Optimum) - provides cable television, internet, and phone service to properties located in The Hills development. Please visit their website for more information: www.optimum.com/

Prominent Properties Sotheby's International Realty |Summit, NJ
Martha McDonnell | McDonnellMartha@gmail.com | 973-885-2074

James Michael Thompson Executor 08/25/25

Martha McDonnell 08/25/25

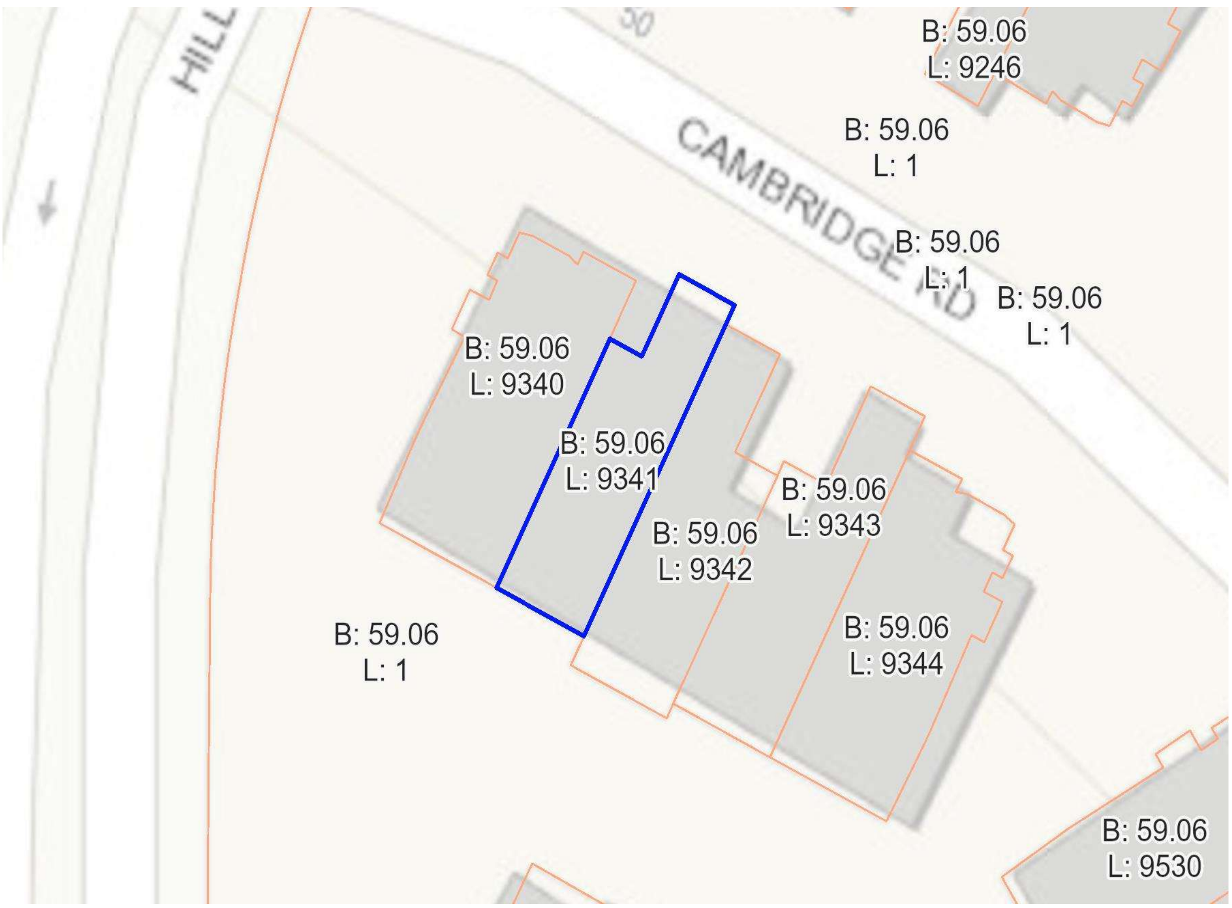
STATE OF NEW JERSEY

FLOOD RISK NOTIFICATION REPORT

provided by the New Jersey Department of Environmental Protection
for purposes of flood risk notification pursuant to P.L. 2023, c. 94

Report Generated: **August 06, 2025**

The New Jersey law on flood risk notification, P.L. 2023, c. 94, requires landlords and sellers of real property to make certain disclosures concerning known and potential flood risks. This automated report has been generated by the New Jersey Department of Environmental Protection (NJDEP) Flood Risk Notification Tool and is intended to assist its users in identifying flood risks that may affect a subject parcel.



Subject Parcel:

PIMS ID	**1801_59.06_9341**
Street Address	**41 CAMBRIDGE ROAD**
City	**BEDMINSTER TWP**
County	**SOMERSET**
Block	**59.06**
Lot	**9341**

The following flood risk information is derived from publicly accessible Federal Emergency Management Agency (FEMA) data available at the time this automated report was generated, and only indicates whether the subject parcel is located within a FEMA Special Flood Hazard Area (the 100-year/1% annual chance floodplain) or a FEMA Moderate Risk Flood Hazard Area (the 500-year/0.2% annual chance floodplain) based on effective (final) and preliminary (draft) FEMA Flood Insurance Rate Maps. Users should be guided by preliminary flood zones where available.

FEMA EFFECTIVE FLOOD ZONE(S)	FEMA PRELIMINARY FLOOD ZONE(S) (if applicable)
This property is located in an Area of Minimal Flood Hazard.	No Preliminary Flood Zones Present
X: AREA OF MINIMAL FLOOD HAZARD	No Preliminary Flood Zones

IMPORTANT NOTICES

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

By identifying the presence of Special Flood Hazard Areas and Moderate Risk Flood Hazard Areas officially mapped by FEMA, this report supports flood risk notification, but does not identify every possible flood risk that could affect the subject parcel. For example, while most floodplains in New Jersey have been studied, FEMA has not studied every stream or officially mapped every existing flood hazard area in New Jersey. Additionally, FEMA flood hazard area designations, which are based on historical rainfall trends, do not account for projected future increases in extreme precipitation, sea-level rise, or attendant flooding.

Accordingly, this automated report should be considered as just one point of information in a deeper evaluation of flood risks that may affect the subject parcel.

Depending on their individual needs and interests, users of this report may wish to consult a floodplain management professional to conduct a more fulsome flood risk assessment for the subject parcel.

INTERPRETING THIS AUTOMATED REPORT

The flood report will list all flood zones that overlap your property.

- The subject parcel is located in the **Special Flood Hazard Area** (100-year or 1% annual chance floodplain) if the report lists any of the following zones: **A, AE, AH, AO, V, or VE**.
    - This is true regardless of subtype, including if no subtypes are present.
- The subject parcel is located in the Moderate Risk Flood Hazard Area (500-year or 0.2% annual chance floodplain) if the report includes Zone X: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD.

The subject parcel is not located in a FEMA Special or Moderate Risk Flood Hazard Area only if the report states that no FEMA Flood Zones are found or if the report lists **only** Zone X: AREA OF MINIMAL FLOOD HAZARD. If "X: AREA OF MINIMAL FLOOD HAZARD" is listed alongside other flood zones or sub-types listed above, this indicates that a portion of the property is in a flood hazard zone and should be disclosed as such.

Subject Parcel:

PIMS ID	1801_59.06_9341
Street Address	41 CAMBRIDGE ROAD
City	BEDMINSTER TWP
County	SOMERSET
Block	59.06
Lot	9341

FEMA EFFECTIVE FLOOD ZONE(S)	FEMA PRELIMINARY FLOOD ZONE(S) (if applicable)
This property is located in an Area of Minimal Flood Hazard.	No Preliminary Flood Zones Present
FloodZone Notes	Preliminary Flood Zone

Flood Risk Disclosure Requirements

The New Jersey law on flood risk notification, P.L. 2023, c. 94, requires landlords and sellers of real property to make certain disclosures to prospective tenants and buyers concerning known and potential flood risks. When a subject parcel is located in the Special Flood Hazard Area (100-year or 1% annual chance floodplain) or the Moderate Flood Hazard Area (500-year or 1% annual chance floodplain), this information must be included in Flood Risk Notice and property condition disclosure forms.

It is possible that more than one FEMA flood zone occurs on a subject parcel, or that no FEMA flood zone is present.

A landlord or seller must disclose all current FEMA flood zones present on a subject parcel. The Flood Hazard Area Control Act is clear that "current" means the more protective "preliminary," if it is available.

FEMA periodically re-assesses a community's flood risk using updated data and modeling and mapping technology. These updated models are published as preliminary maps until they are made effective following a public comment or appeal period.

Understanding FEMA Flood Zones

FEMA Flood Zones are geographic areas that FEMA has defined according to varying levels of flood risk. These maps are provided to support the National Flood Insurance Program. The maps depict the Special Flood Hazard Areas, or the 100-year flood plain (i.e., Zones A, AE, AH, AO, V, VE), and the 500-year floodplain in both tidal and non-tidal areas. These zones are described in detail below. The maps do not depict actual risk. They are based on past flooding. The age of these maps varies depending on location. FEMA Flood Zones do not reflect future conditions resulting from climate change or changes to the watershed.

FEMA Preliminary and Effective Maps

There can be two types of FEMA Flood Zone maps – effective and preliminary. While both maps depict areas with flood potential, maps labeled "preliminary," which are based on more recent and updated flood data, are not yet used to determine flood insurance rates. Preliminary maps must be adopted by FEMA to replace an effective map for the purposes of flood insurance.

While the preliminary maps contain more recent data, both preliminary and effective maps are based on past flooding and do not reflect future conditions due to the effects of climate change or due to other changes within a watershed.

FEMA Special Flood Hazard Area (SFHA)

The SFHA is the area subject to flooding by the 100-year flood, which has a 1% chance of occurring in any given year. This flood has an equal chance of occurring every year, regardless of whether it occurred in previous years. The SFHA includes:

- Floodway (FW): The inner portion of the flood plain, which has an extremely high risk of flood. Development in this area is generally prohibited.
- Zone A: Area inundated by the storm that has 1% chance storm of occurring in a year, known as the Base Flood, where Base Flood Elevations (BFE) have not been determined because no detailed analysis have been performed. Because floodplains marked as Zone A do not tell you the flood elevation, they are not used as a basis for determining compliance with the State’s flood hazard regulations.
- Zone AE: Area inundated by the Base Flood event with BFE determined. The BFE is the number associated with this zone indicates the elevation of flooding that could occur. Therefore, Zone AE mapping is used to help define jurisdictional limits of the State’s flood hazard regulations and to establish design criteria that your project must meet.
- Zone AH: Area inundated by the Base Flood with flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- Zone AO: Area inundated by the Base Flood with flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For some areas, (i.e., alluvial fan flooding), velocities are also determined.
- Zone V: Coastal flood zone with waves at least 3 feet in height. Base Flood elevations not determined. Because floodplains marked as Zone V do not tell you the flood elevation, they are not used as a basis for determining compliance with the State’s flood hazard regulations.
- Zone VE: Coastal flood zone with waves at least 3 feet in height. Base Flood elevations determined. Therefore, Zone VE mapping is used to help define jurisdictional limits of the State’s flood hazard regulations and to establish design criteria that your project must meet.

FEMA Moderate Flood Hazard Area (MFHA)

The MFHA relates to the 500-year flood, which is the level of flooding that has a 0.2% chance of occurring in any given year. This flood has an equal chance of occurring every year, regardless of whether it has occurred in previous years. FEMA Flood Zone maps are based on past flooding, are based on data of varying age, and do not reflect future conditions resulting from climate change. The MFHA includes:

- Zone X (shaded): Areas within 500-year flood plain; areas in 100-year flood plain with depths of less than 1 foot or drainage areas less than 1 square mile; areas protected from 100-year flood by levees.
- Zone X (not shaded): are areas outside the 500-year flood plain.

- 500-year flood plain.

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THE STATE OF NEW JERSEY DOES NOT REQUIRE THAT THIS FORM BE COMPLETED

HOMEOWNER'S ASSOCIATION ("HOA") INFORMATION FORM

This form may be used for condominium, cooperative or other ownership forms when the property is governed by a homeowner's association. The Seller is to complete this form. If this form is delivered to a prospective Buyer, the prospective Buyer is advised that no representations are made as to the legal validity, adequacy and/or effects of the information provided, including tax consequences. If a buyer desires legal, tax or other professional advice, please consult your attorney, tax advisor or other professional consultant.

SELLER'S NOTICE OF HOA INFORMATION

NAME OF SELLER: **James Michael Thompson Executor**

NAME OF SELLER: ______

PROPERTY ADDRESS: **41 Cambridge Road, Bedminster, NJ 07921**

ASSOCIATION(S) GOVERNING THE PREMISES

NAME OF HOA: **Stone Run II Community Association** CONTACT INFORMATION: **(973)267-9000**
MANAGEMENT COMPANY *(if any)* **Taylor Management(Hanover)** CONTACT INFORMATION: ______
MAINTENANCE FEE OR DUES: $ **425.00** HOW OFTEN PAID? *(ex: monthly, quarterly)* **monthly**
EXTRA FEES: *(not included in maintenance fees or dues)* $ ______ for ______
SPECIAL ASSESSMENT *(if, any)* $ **70.00** HOW OFTEN PAID? **monthly** START DATE: ______
END DATE: **06/30/2026**

NAME OF MASTER ASSOCIATION *(if any)* **Hill Master Association** CONTACT INFORMATION: **(908)658-9270**
MANAGEMENT COMPANY *(if any)* **NA** CONTACT INFORMATION: ______
MAINTENANCE FEE OR DUES: $ ______ HOW OFTEN PAID? *(ex: monthly, quarterly)* **0**
SPECIAL ASSESSMENT *(if, any)* $ ______ HOW OFTEN PAID? **0** START DATE: ______
END DATE: ______

SELLER MAY ATTACH A COPY OF SELLER'S MOST RECENT HOA STATEMENT(S) IN LIEU OF COMPLETING THIS SECTION OF THE HOA INFORMATION FORM.

SELLER CERTIFICATION: BY SIGNING BELOW, SELLER CERTIFIES THAT THE INFORMATION CONTAINED IN THIS HOA INFORMATION FORM OR IN SELLER'S MOST RECENT HOA STATEMENT(S) IS TRUE, CORRECT AND COMPLETE TO THE BEST OF SELLER'S ACTUAL KNOWLEDGE AS OF THE DATE SIGNED. BROKER HAS NOT VERIFIED ANY OF THE INFORMATION CONTAINED IN THIS DOCUMENT AS OF THE DATE SIGNED BY THE SELLER. ***SELLER AGREES TO UPDATE THE INFORMATION AND ADVISE THE BROKER IF ANY CHANGES OCCUR BETWEEN THE DATE THIS DOCUMENT IS SIGNED AND THE CLOSING DATE.***

AuthentiSIGN
James Michael Thompson Executor 08/25/2025
SELLER'S SIGNATURE DATE SELLER'S SIGNATURE DATE
James Michael Thompson Executor

TO THE HOMEOWNER'S ASSOCIATION(S): BY SIGNING BELOW, SELLER HAS AUTHORIZED THE HOMEOWNER'S ASSOCIATION(S) TO VERIFY THE INFORMATION CONTAINED IN THIS DOCUMENT OR TO CORRECT ANY INFORMATION PROVIDED IN THIS DOCUMENT.

AuthentiSIGN
James Michael Thompson Executor 08/25/2025
SELLER'S SIGNATURE DATE SELLER'S SIGNATURE DATE
James Michael Thompson Executor

EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

NEW JERSEY REALTORS®
ADDENDUM REGARDING CONDOMINIUM/HOMEOWNER'S ASSOCIATIONS

This Addendum is attached to and made a part of the New Jersey Realtors® Standard Form of Real Estate Sales Contract, Form 118 (the "Contract"). If this Addendum conflicts with the Contract, then this Addendum shall control.

(A) Documents.
If the Property is a condominium or is subject to a homeowners' association, Seller shall make available to Buyer upon request, prior to or at the time of the signing of this Contract, a copy of the current rules, regulations, Master Deed, financial statements and by-laws of the condominium and/or homeowners' association. The name(s), address(es) and telephone number(s) of the association(s) is/are:
POS & Neighborhood Rules provided with other property disclosures. See Listing agent
buyer to verify with Taylor Management

(B) Approval.
Seller, if required, shall provide Buyer with written approval by the condominium or homeowners' association for Buyer's purchase of the Property. Prior to Closing, Seller shall provide a "Status of Account" letter and Certificate of Insurance for the association.

(C) Fees.
Seller represents that the current monthly association fee is $ **425.00**. Buyer acknowledges that associations commonly require a one-time non-refundable capital contribution or start-up fee, which shall be the responsibility of Buyer to pay.

(D) Assessments.
Seller represents that the association has imposed or may be imposing an assessment payable after Closing by Buyer in the amount of $ **70.00** for the following purpose: **Buyer to confirm all fees, current & upcoming assessments with Taylor Management 973-267-9000.**
Reserve contributions: buyer to call the Closing Department for all HOA closing and admin fees: 973-267-9000 3 month HOA fee
Current assessment: $70 a month, which runs through June 2026 as per the current annual budget
Upcoming assessment: unknown,
which assessment includes but is not limited to any lawsuit or major capital improvement project of which Seller is aware.

(E) Inspections.
Within seven (7) business days of Seller's receipt of a report by Buyer's qualified inspector within the Inspection Time Period that identifies a physical defect or environmental condition that affects the Property itself which is, or is caused by, a physical defect or environmental condition of a common element or limited common element maintained by the condominium and/or homeowners' association, Seller may notify Buyer that Seller will cause such defect or condition to be cured or corrected or that Seller does not have the legal right to cure or correct such defect or condition, in which case Seller has notified the association and/or management company of the need to repair the defect or condition and the association and/or management company has agreed to correct the defect or condition prior to or after closing.

If Seller provides such notice to Buyer, then Seller's obligation regarding the defect or condition will be deemed satisfied and Seller will have no liability to Buyer for the defect or condition. If Seller fails to provide such notice to Buyer, Buyer will have the right to void this Contract by notifying Seller in writing within seven (7) business days thereafter.

If Buyer fails to void this Contract within the seven (7) business day period, Buyer will have waived Buyer's right to void this Contract and Seller will be under no obligation to correct or cure such defect or condition.

WITNESS:

	BUYER	Date
	BUYER	Date
	BUYER	Date
	BUYER	Date
	Authentisign James Michael Thompson Executor SELLER **James Michael Thompson Executor**	08/25/2025 Date
	SELLER	Date
	SELLER	Date
	SELLER	Date

NEW JERSEY REALTORS®

WIRE FRAUD NOTICE

PROTECT YOURSELF FROM BECOMING A VICTIM OF WIRE FRAUD. Wire fraud has become very common. It typically involves a criminal hacker sending fraudulent wire transfer instructions in an email to an unsuspecting buyer/ tenant or seller/landlord in a real estate transaction that appears as though it is from a trusted source, such as the victim's broker, attorney, appraiser, home inspector or title agent. The email may look exactly like other emails that the victim received in the past from such individuals, including having the same or a similar email address, accurate loan and other financial information, and the logo of one of those individuals. If the hacker is successful, the victim will follow the bogus instructions to wire money, such as deposit money or payment of an invoice, to the hacker's account. Once this money has been wired, it may not be possible to recover it.

We strongly recommend that, **before** you wire funds to any party, including your own attorney, real estate broker or title agent, you **personally call** them to confirm the account number and other wire instructions. You only should call them at a number that you have obtained on your own (e.g., from the sales contract, their website, etc.) and should **not** use any phone number that is in any email - **even if the email appears to be from someone you know**.

If you have any reason to believe that your money was sent to a hacker, you must immediately contact your bank and your local office of the Federal Bureau of Investigation, who can work with other agencies to try to recover your money, to advise them where and when the money was sent. You also should promptly file a complaint with the Internet Crime Center at bec.ic3.gov.

Finally, since much of the information included in such fraudulent emails is obtained from email accounts that are not secure, we strongly recommend that you not provide any sensitive personal or financial information in an email or an attachment to an email. Whenever possible, such information, including Social Security numbers, bank account and credit card numbers and wiring instructions, should be sent by more secure means, such as by hand delivery, over the phone, or through secure mail or overnight services.

By signing below, you indicate that you have read and understand the contents of this Notice:

Seller/Landlord: AuthentiSIGN James Michael Thompson Executor 08/25/2025 **Date:** ______________
James Michael Thompson Executor

Seller/Landlord: ______________________________ **Date:** ______________

Buyer/Tenant: ______________________________ **Date:** ______________

Buyer/Tenant: ______________________________ **Date:** ______________

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ADDENDUM TO LISTING AGREEMENT

I/(we) James Michael Thompson Executor, the Authorized Representatives or Owner(s) of 41 Cambridge Road, Bedminster, NJ 07921 ("Property"), provide our ***authorization* or *disapproval*** *of the following:*

INTERNET POSTINGS: concerning the information about my property may be posted on the internet which may include the website of the Broker/agent, a multiple listing service to which the Broker belongs, or another party to which the Broker or such multiple listing service submits information on listings:

[X] AUTHORIZES [ ] PROHIBITS

PHOTOS/SLIDESHOW, SOCIAL MEDIA MARKETING AND/OR VIRTUAL TOUR (if applicable) of the property to be posted on the internet, multiple listing service(s) and/or Broker's website whether before or after title to the property is transferred to another:

[X] AUTHORIZES [ ] PROHIBITS

PROMOTIONAL, MARKETING, MEDIA AND/OR PUBLICITY: (if applicable) about the property or related to or for the purpose of advertising the services offered by the Broker to the general public to be provided to media outlets, including print, internet and broadcast:

[X] AUTHORIZES [ ] PROHIBITS

Display of the **PROPERTY ADDRESS** on the internet, multiple listing service or other promotional materials used to market the property:

[X] AUTHORIZES [ ] PROHIBITS

(For Open Houses Only) [X] AUTHORIZES [ ] PROHIBITS

Making of **ADDITIONAL SETS OF KEYS** for the premises (if applicable):

[X] AUTHORIZES [ ] PROHIBITS

Installation and use of **KEYBOX (LOCKBOX)** on the Property:

[X] AUTHORIZES [ ] PROHIBITS

The posting of a **PROMINENT PROPERTIES SOTHEBY'S INTERNATIONAL REALTY SIGN** on the premises:

[X] AUTHORIZES [ ] PROHIBITS

Sending **DIRECT MAILINGS** to target streets in the surrounding area(s):

[X] AUTHORIZES [ ] PROHIBITS

Seller's Signature: AuthentiSIGN *James Michael Thompson Executor* Date: 08/25/2025
James Michael Thompson Executor

Seller's Signature: ____________________ Date: ____________

Associate's Signature: AuthentiSIGN *Martha McDonnell* Date: 08/25/2025
Martha McDonnell

Prominent Properties | Sotheby's INTERNATIONAL REALTY

ACKNOWLEDGMENT OF RECEIPT OF DISCLOSURES

James Michael Thompson Executor, AS SELLER//LANDLORD **OR**
________________, AS BUYER/TENANT

By signing below, I (We) hereby acknowledge that: Martha McDonnell *(Name of Licensee)* from **Prominent Properties Sotheby's International Realty,** has explained the information provided and that we have received, read and understand:

1. Consumer Information Statement on New Jersey Real Estate Relationships has been provided by Prominent Properties Sotheby's International Realty ("Broker"). We understand that we will have a **[COMPLETE ONLY ONE APPLICABLE LINE]**
   Seller *(Seller or Landlord)* agency relationship with the Broker. **OR**
   __________ *(Buyer or Tenant)* agency relationship with the Broker.

   I/We: *(check appropriate box)*

   ☒ **consent to a Dual Agency Relationship should the opportunity arise** *(If I/we have checked this box, I/we acknowledge that we have been provided with and have executed **Informed Consent to Dual Agency);***

   ☐ **do not consent to a Dual Agency Relationship should the opportunity arise** *(If I/we have checked this box, I/we acknowledge that we have been provided with and have executed Election Not to Work With **Dual Agent**).*

   **Please Note: If Prominent Properties Sotheby's International Realty actually acts as a Disclosed Dual Agent in a transaction where it represents both the Buyer and Seller, or multiple buyers, Prominent Properties Sotheby's International Realty will provide you with a form entitled "Mutual Consent to Dual Agency" for your signature.

2. I/We *(if I/we are acting as the Seller/Landlord)* have been provided with the Attorney General's Summary of the New Jersey Law Against Discrimination Memorandum and have reviewed the terms and conditions that the law imposes.

3. I/We *(if I/we are acting as the Buyer/Tenant)*have received the Affiliated Business Arrangement Disclosure Statement from Prominent Properties Sotheby's International Realty and understand that Broker may refer me/us or that another party to the transaction may use a settlement service provider listed in the statement. Broker or its employees or affiliates may receive a financial or other benefit as a result of the referral or use of the settlement service provider.

4. The Lead Based-Paint Disclosure Form (required for residential dwellings built before 1978) which, if not already provided on the date that this form is executed, will be initialed and signed by a seller/landlord and delivered to the buyer/tenant before an offer is made on a property. The "Protect Your Family from Lead In Your Home" booklet issued by the EPA, will be provided separately.

☒ Seller/Landlord;	☐ Buyer/Tenant
James Michael Thompson Executor 08/25/2025	
Name: James Michael Thompson Executor	Name:
Name:	Name:
Address: 3003 Sweeney Drive Manchesterr MD	Address:
Telephone: (443)415-0896	Telephone:
Email:	Email:
Date:	Date:

Seller's Chart for Tracking Closing Costs

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

Legal Fees

1. Attorney fee ($1,500 – $3,500) $ ______________
2. Lien release fees ($100 – $200) $ ______________

Non-Resident Income Tax

3. 2% withholding for non-residents selling a NJ property & not filing NJ tax returns. Sellers should speak to their accountant about this tax. $ ______________

NJ Realty Transfer Fee

4. NJ State Tax paid by all sellers in NJ Approximately 1% of the sales price $ ______________

Real Estate Commission

5. Per Brokerage Services Agreement $ ______________

Mortgage Calculation Fee

6. Lender fee for pre-payment, if applicable $ ______________

Utility Adjustments

7. Water, sewer, electrical, oil in the tank, etc. The seller is responsible for payments until closing $ ______________

Property Tax and HOA Fees

8. The seller is responsible for payments until closing $ ______________

Seller Concessions (if necessary)

9. Home inspection repairs may be required following inspections $ ______________
10. Any assistance offered to buyer for closing costs $ ______________

Certifications

11. Certificate of Occupancy varies by town $ ______________
12. Smoke, carbon monoxide, fire extinguisher** $ ______________

*All commissions are negotiable in NJ. **Fire Extinguisher certification is no longer state required but each municipality has the option to keep the inspection. Check with every town where smoke/fire certifications are obtained.

Seller's Chart for Tracking Closing Costs

Prominent Properties
Sotheby's
INTERNATIONAL REALTY

Capital Gains Tax

Owing Capital Gains could be an unexpected cost

Sales Price — Original Purchase Price

13. Gains taxable over $500,000 for married $ ______________
14. Gains taxable over $250,000 for single $ ______________

Mansion Tax on Residential Properties

A supplemental fee is imposed on the seller, calculated as a tiered percentage based on the sales price.

Calculated by going to njrealtor.com/consumers/realty-transfer-fee-calculator/

15. $1 million+: 1% tax $ ______________
16. $2 million+: 2% tax $ ______________
17. $2.5 million+: 2.5% tax $ ______________
18. $3 million+: 3% tax $ ______________
19. $3.5 million +: 3.5% tax $ ______________

*All commissions are negotiable in NJ.