



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

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Effective August 1, 2024, the New Jersey Real Estate Consumer Protection Enhancement Act, P.L.2024.c32, requires sellers of residential property located in New Jersey to complete and sign a property condition disclosure statement as promulgated by the 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 provide the property condition disclosure statement to a prospective buyer before the prospective buyer becomes obligated under any contract for the purchase of the property.

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

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

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

The purpose of the Property Condition Disclosure Statement ("Disclosure Statement"), including the Flood Risk Addendum, is to disclose the 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 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 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.

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

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

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

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

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





NEW JERSEY REALTORS®
SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 35 Jane Drive
Englewood Cliffs, NJ 07632 ("Property").
Seller: 35 Jane Drive LLC
____ ("Seller").

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.

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.

OCCUPANCY

Yes	No	Unknown	
☐	☒	☒	1. Age of House, if known _____
☐	☒		2. Does the Seller currently occupy this Property? If not, how long has it been since Seller occupied the Property? _____
			3. What year did the Seller buy the Property? <u>2025</u>
☒	☐		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.

ROOF

Yes	No	Unknown	
☐	☒	☐	4. Age of roof <u>4 years</u>
☐	☒		5. Has roof been replaced or repaired since Seller bought the Property?
☐	☒		6. Are you aware of any roof leaks?
			7. Explain any "yes" answers that you give in this section: _____

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

Yes	No	Unknown	
☒	☐		8. Does the Property have one or more sump pumps?
☐	☒		8a. Are there any problems with the operation of any sump pump?
☐	☒		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?
☐	☒		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?
☐	☒		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: _____
☐	☒		11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location: _____
☐	☒		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?
☐	☐		13. Is the attic or house ventilated by: ☐ a whole house fan? ☐ an attic fan?
☐	☒		13a. Are you aware of any problems with the operation of such a fan?



- 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
- 175 true septic system and not a cesspool?
- 176 [] 37. If Septic System, when was it installed? _____
- 177 Location? _____
- 178 [] 38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
- 179 [] [] 39. Are you aware of any abandoned Septic Systems or Cesspools on your Property?
- 180 [] [] 39a. If "yes," is the closure in accordance with the municipality's ordinance? Explain: _____
- 181
- 182 [] ☒ 40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and
- 183 fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems?
- 184 If "yes," explain _____
- 185
- 186 [] ☒ 41. Are you aware of the presence of any lead piping, including but not limited to any service line,
- 187 piping materials, fixtures, and solder. If "yes," explain: _____
- 188
- 189 [] ☒ 42. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage
- 190 tanks, or dry wells on the Property?
- 191 [] [] [] 43. Is either the private water or sewage system shared? If "yes," explain: _____
- 192
- 193 44. Water Heater: Electric Fuel Oil ☒ Gas
- 194 Age of Water Heater new
- 195 [] ☒ 44a. Are you aware of any problems with the water heater?
- 196 45. Explain any "yes" answers that you give in this section: _____
- 197 _____
- 198 _____
- 199

HEATING AND AIR CONDITIONING

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
- 206 [] 48. What is the age of Air Conditioning System? new
- 207 49. Type of heat: Electric Fuel Oil ☒ Natural Gas Propane Unheated Other
- 208 50. What is the type of heating system? (for example, forced air, hot water or base board, radiator,
- 209 steam heat) forced air
- 210 51. If it is a centralized heating system, is it one zone or multiple zones? multiple / 4 zones
- 211
- 212 52. Age of furnace new Date of last service: none b/c new
- 213 53. List any areas of the house that are not heated: none
- 214
- 215 [] ☒ [] 54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or
- 216 other substances?
- 217 [] [] 55. If tank is not in use, do you have a closure certificate?
- 218 [] ☒ 56. Are you aware of any problems with any items in this section? If "yes," explain: _____
- 219 _____
- 220

WOODBURNING STOVE OR FIREPLACE

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

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RADON GAS Instructions to Owners

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 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 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 owners may waive, in writing, this right of confidentiality. As the owner(s) of this Property, do you wish to waive this right?

Yes No
[] [] RB (Initials) _____ (Initials)

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

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

MAJOR APPLIANCES AND OTHER ITEMS

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

- | | | | | |
|-----|-----|---------|-----|---|
| Yes | No | Unknown | N/A | |
| [X] | [] | | [] | 103. Electric Garage Door Opener |
| [X] | [] | | [] | 103a. If "yes," are they reversible? Number of Transmitters <u># of transmitters unknown</u> |
| [] | [] | [] | [] | 104. Smoke Detectors |
| | | | | Battery _____ Electric [X] Both How many <u>9</u> |
| | | | | [X] Carbon Monoxide Detectors How many _____ |
| | | | | Location <u>one in first floor hallway, 2nd in basement</u> |
| [] | [X] | | [] | 105. With regard to the above items, are you aware that any item is not in working order? |
| | | | | 105a. If "yes," identify each item that is not in working order or defective and explain the nature of the problem: _____ |
| [] | [] | | [] | 106. [X] In-ground pool _____ Above-ground pool _____ Pool Heater [X] Spa/Hot Tub |
| [X] | [] | [] | [] | 106a. Were proper permits and approvals obtained? |
| [] | [X] | | [] | 106b. Are you aware of any leaks or other defects with the filter or the walls or other structural or mechanical components of the pool or spa/hot tub? |
| [] | [X] | | [] | 106c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool? |
| | | | | 107. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.) |
| | | | | [X] Refrigerator |
| | | | | [X] Range |
| | | | | [X] Microwave Oven |
| | | | | [X] Dishwasher |
| | | | | [X] Trash Compactor |
| | | | | [] Garbage Disposal |
| | | | | [X] In-Ground Sprinkler System |
| | | | | [X] Central Vacuum System |
| | | | | [X] Security System |
| | | | | [X] Washer |
| | | | | [X] Dryer |
| | | | | [X] Intercom |
| | | | | [X] Other |
| | | | | 108. Of those that may be included, is each in working order? <u>yes</u> |
| | | | | 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 _____
418 _____
419 _____
420 _____
421 07/24/2026 _____
422 Rahya Byron _____
423 35 Jane Drive LLC _____
424 _____
425 SELLER _____ DATE _____ SELLER _____ DATE _____
426 _____

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 _____
430 _____
431 SIGNED _____ DATE _____ SIGNED _____ DATE _____
432 _____

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 _____
445 _____
446 PROSPECTIVE BUYER _____ DATE _____ PROSPECTIVE BUYER _____ DATE _____
447 _____
448 _____
449 PROSPECTIVE BUYER _____ DATE _____ PROSPECTIVE BUYER _____ DATE _____
450 _____

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 Jason Pierce Jonathan Murray 07/24/26
462 _____
463 SELLER'S REAL ESTATE BROKER/ _____ DATE _____
464 BROKER-SALESPERSON/SALESPERSON _____
465 Jason Pierce, Jonathan Murray _____
466 _____
467 PROSPECTIVE BUYER'S REAL ESTATE BROKER/ _____ DATE _____
468 BROKER-SALESPERSON/SALESPERSON _____
469 _____

470 **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.

473
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.

478
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
486 To learn more about these impacts, including the flood risk to your Property, visit njreal.to/flood-disclosure. To learn more about how to
487 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-
491				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
493				("500-year floodplain") according to FEMA's current flood insurance rate maps for your area?
494	☐	☒	☐	111. Is the Property subject to any requirement under federal law to obtain and maintain flood
495				insurance on the Property?
496				<i>Properties in the special flood hazard area, also known as high risk flood zones, on FEMA's flood insurance rate</i>
497				<i>maps with mortgages from federally regulated or insured lenders are required to obtain and maintain flood insurance.</i>
498				<i>Even when not required, FEMA encourages property owners in high risk, moderate risk, and low risk flood zones</i>
499				<i>to purchase flood insurance that covers the structure and the personal property within the structure. Also note that</i>
500				<i>properties in coastal and riverine areas may be subject to increased risk of flooding over time due to projected sea level</i>
501				<i>rise and increased extreme storms caused by climate change which may not be reflected in current flood insurance rate</i>
502				<i>maps.</i>
503	☐	☒	☐	112. Have you ever received assistance, or are you aware of any previous owners receiving assistance,
504				from FEMA, the U.S. Small Business Administration, or any other federal disaster flood assistance
505				for flood damage to the Property?
506				<i>For properties that have received federal disaster assistance, the requirement to obtain flood insurance passes down</i>
507				<i>to all future owners. Failure to obtain and maintain flood insurance can result in an individual being ineligible for</i>
508				<i>future assistance.</i>
509	☐	☐	☒	113. Is there flood insurance on the Property?
510				<i>A standard homeowner's insurance policy typically does not cover flood damage. You are encouraged to examine your</i>
511				<i>policy to determine whether you are covered.</i>
512	☐	☒	☐	114. Is there a FEMA elevation certificate available for the Property? If so, the elevation certificate
513				must be shared with the buyer.
514				<i>An elevation certificate is a FEMA form, completed by a licensed surveyor or engineer. The form provides critical</i>
515				<i>information about the flood risk of the Property and is used by flood insurance providers under the National Flood</i>
516				<i>Insurance Program to help determine the appropriate flood insurance rating for the Property. A buyer may be able to</i>
517				<i>use the elevation certificate from a previous owner for their flood insurance policy.</i>
518	☐	☐	☒	115. Have you ever filed a claim for flood damage to the Property with any insurance provider,
519				including the National Flood Insurance Program?
520				If the claim was approved, what was the amount received? \$ _____
521	☐	☒	☐	116. Has the Property experienced any flood damage, water seepage, or pooled water due to a natural
522				flood event, such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow?
523				If so, how many times? _____



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

ACKNOWLEDGMENT OF SELLER

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

<u><i>Rahyn Byron</i></u> SELLER	<u>07/24/2026</u> DATE	SELLER	DATE
<u>35 Jane Drive LLC</u>			
SELLER	DATE	SELLER	DATE

EXECUTOR, ADMINISTRATOR, TRUSTEE (if applicable)

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

SIGNED	DATE	SIGNED	DATE
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RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

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

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

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT CONTINUES ON NEXT PAGE

ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON

The undersigned Seller's real estate broker/broker/broker-salesperson/salesperson acknowledges receipt of this completed Flood Risk Addendum to the Disclosure Statement and that the information contained in this 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/broker-salesperson also acknowledges receipt of this completed Flood Disclosure Addendum to the Property Disclosure for the purpose of providing it to the Prospective Buyer.

Jason Pierce Jonathan Murray 07/24/26

SELLER'S REAL ESTATE BROKER/
BROKER-SALESPERSON/SALESPERSON: DATE
Jason Pierce, Jonathan Murray

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

AGENT FOR ADMINISTRATOR, TRUSTEE (if applicable)

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

ACCEPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

I, undersigned Prospective Buyer, acknowledge receipt of the completed Flood Risk Addendum to the Disclosure Statement prior to signing a Contract of Sale pertaining to the Property. Prospective Buyer acknowledges that this completed Flood Risk Addendum to the Disclosure Statement is not a warranty, by Seller and the Seller's Broker, and does not create responsibility to solely identify or disclose to the Prospective Buyer the condition of the Property. Prospective Buyer acknowledges that the Property may be inspected by qualified professionals as Prospective Buyer expects, to determine the actual condition of the Property. Prospective Buyer further acknowledges that this form is provided to provide information relating to the condition of the Property, including, but not limited to, major systems and structure, and that it is not a substitute for a professional home inspection. 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.

DATE DATE DATE DATE

DATE DATE DATE DATE

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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SOLAR PANEL SYSTEMS Pursuant to P.L. 2023, c312

This section is applicable if the Property is serviced by a Solar Panel System, which means a system of solar panels designed to absorb the sunlight as a source of energy for generating electricity or heating, any and all inverters, net meter, wiring, roof supports and any other equipment pertaining to the Solar Panels (collectively, the "Solar Panel System"). This information may be used, among other purposes, to prepare a Solar Panel Addendum to be affixed to and made a part of a contract of sale for the Property.

Yes No
[] [X] Is the Property serviced by a Solar Panel System?

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

Yes No Unknown
[] [] [] 118. When was the Solar Panel System Installed? _____
[] [] 118a. What is the name and contact information of the business that installed the Solar Panel System?
[] [] 118b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please
attach copies to this form.
[] [] [] 119. Are SRECs available from the Solar Panel System?
[] [] [] 119a. If SRECs are available, when will the SRECs expire? _____
[] [] [] 120. Is there any storage capacity on the Property for the Solar Panel System?
[] [] [] 121. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes,
explain: _____

Choose one of the following three options:

[] 122a. The Solar Panel System is financed under a power purchase agreement or other type of financing arrangement which requires me/us to make periodic payments to a Solar Panel System provider in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to Section A below.
[] 122b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to Section B below.
[] 122c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.

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

[] 123. What is the current periodic payment amount? \$ _____
[] 124. What is the frequency of the periodic payments (check one)? [] Monthly [] Quarterly
[] 125. What is the expiration date of the PPA, which is when you will become the owner of the Solar Panel System? _____ ("PPA Expiration Date")
[] [] 126. Is there a balloon payment that will become due on or before the PPA Expiration Date?
[] 127. If there is a balloon payment, what is the amount? \$ _____

Choose one of the following three options:

[] 128a. Buyer will assume my/our obligations under the PPA at Closing.
[] 128b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar Panel System can be included in the sale free and clear.
[] 128c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain cancellation of the PPA as of the Closing.

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

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

Choose one of the following two options:

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



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

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

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

Yes No Unknown
☐ ☒ ☐

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

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

SECONDARY POWER SOURCE Pursuant to P.L. 2025, c19

Yes No Unknown
☒ ☐ ☐

136. Is there a secondary power source at the Property (i.e. permanently installed combustion generators, solar panels, battery storage systems, or any other supplemental source of electrical energy)?

☒ ☐

- 136a. If "yes," is a label installed within 18 inches of the main electrical panel and electrical meter warning of the dangers associated with the secondary power sources?

ACKNOWLEDGMENT OF SELLER

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

07/24/2026			
DATE	SELLER	DATE	
35 Jane Drive LLC			
DATE	SELLER	DATE	

EXECUTOR, ADMINISTRATOR, TRUSTEE (if applicable)

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

SIGNED	DATE	SIGNED	DATE
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ADDENDUM REGARDING STATUTORY DISCLOSURES & OTHER ITEMS CONTINUES ON NEXT PAGE

RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

The undersigned Prospective Buyer acknowledges receipt of this completed Statutory Disclosures & Other Items Addendum to Disclosure Statement prior to signing a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this completed Statutory Disclosures & Other Items Addendum 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's 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
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PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE
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ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON

The undersigned Seller's real estate broker/broker/broker-salesperson/salesperson acknowledges receipt of this Statutory Disclosures & Other Items Addendum to the Disclosure Statement and that the information contained in this 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/broker-salesperson also acknowledges receipt of this completed Statutory Disclosures & Other Items Addendum to the Property Disclosure for the purpose of providing it to the Prospective Buyer.

<i>Jason Pierce</i>	<i>Jonathan Murray</i>	07/24/26
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SELLER'S REAL ESTATE BROKER/ BROKER-SALESPERSON/SALESPERSON:	DATE
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Jason Pierce, Jonathan Murray

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