



**MANDATORY ADDENDUM TO
MLS CONTRACT OF SALE
DISCLOSURE OF INFORMATION AND ACKNOWLEDGEMENT ABOUT
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

I. LEAD PAINT WARNING

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

II. PROPERTY ADDRESS: 24 DUNSTON DRIVE
EB, NJ 08816

III. SELLER'S DISCLOSURE (initial) (To be completed and signed at time of listing)

- a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
- (1) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

- (4) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- b) Records and Reports available to the seller (check one below):
- (1) Seller has no reports or records pertaining to lead-based paint and/or lead-based hazards in the housing.

Seller has the following reports and records pertaining to lead-based paint and/or lead-based paint hazards in the housing, all of which seller has provided to its listing agent, and has directed its listing agent to provide purchaser or purchaser's agent with these records and reports prior to seller accepting any offer to purchase. (list documents below):

c) If there is any change in the above information prior to seller accepting an offer from the purchaser to purchase, seller will disclose all changes to the purchaser prior to accepting the offer.

IV. SELLER'S CERTIFICATION OF ACCURACY

Seller(s) have reviewed the Seller's disclosure in Section III and certify, to the best of his/her/their knowledge, that the information they have provided is true and accurate.

Seller PS [Signature] Date 3/27/10 Seller E. Sanchez M. Budy Date 3/27/10

V. LISTING AGENT'S CERTIFICATION OF ACCURACY

Listing Agent certifies that he/she has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Listing Agent [Signature] Date 3/27/2010

VI. PURCHASER'S ACKNOWLEDGEMENT (initial) (The Seller's Disclosure in Section III and Certification in Section IV and the Listing Agent's Certification in Section V to be completed and signed prior to purchaser signing this Addendum).

- a) Purchaser has received copies of all information listed in Section III above.
- b) Purchaser has received the pamphlet Protect Your Family From Lead in Your Home.
- c) Purchaser has (check one below):

- Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

VII. PURCHASER'S CERTIFICATION OF ACCURACY

Purchaser(s) have reviewed the Purchaser's Acknowledgement in Section VI and certify, to the best of his/her/their knowledge, that the information they have provided is true and accurate.

Purchaser _____ Date / / Purchaser _____ Date / /

VIII. SELLING/BUYER'S AGENT'S CERTIFICATION OF ACCURACY

Selling/Buyer's Agent certifies that the purchaser has received the information in Section VI a) and b).

Selling/Buyer's Agent _____ Date / /



REALTOR*

NEW JERSEY ASSOCIATION OF REALTORS' STANDARD FORM OF SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT



Property Address: 24 Dunston Drive
Buyer: Robert B. and Sandra Brady

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 acknowledges that he/she is under an obligation to disclose any known material defects in the Property even if not addressed in this printed form. The Seller represents that he/she has completed this form without the assistance of any licensed real estate broker or salesperson. Any prospective buyer of the Property is cautioned to inspect the Property carefully. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer's hiring of qualified experts to inspect the Property.

OCCUPANCY

Yes [X] No [] Unknown []

1. Does the Seller currently occupy this property? If not how long has it been since Seller occupied the property? _____

ROOF

2. Age of roof: Dont Know
3. Has roof been replaced or repaired during your ownership? If yes were the shingles removed? [X]
4. Does the roof leak? []
5. Explain any "yes" answers that you give in this section: replaced roof

BASEMENTS AND CRAWL SPACES (Complete only if applicable)

6. Does the property have a sump pump? []
7. Are you aware of any water leakage, accumulation, or dampness within the basement or crawl spaces or other structures? [X]
8. Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawlspace? If "Yes" describe the location, extent, date, and name of the person who did the repair or control effort: _____

9. Are you aware of any cracks or bulges in the floor or foundation walls? If yes, are they horizontal or vertical? [X]
10. Explain any "yes" answers that you give in this section: _____

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

11. Are you aware of any termites/wood destroying insects, dry rot, pests affecting the property? [X]
12. Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot, or pests? [X]
13. If yes, has the damage been repaired? []
14. Is your property currently under contract by a licensed pest control company? If "yes", name and address of licensed pest control company: Arrow
15. Are you aware of any termite/pest control inspections or treatments for the property in the past? []
16. Explain any "yes" answer that you give in this section: Floor ducts sealed + new heating ducts installed

STRUCTURAL ITEMS

17. Are you aware of any movement, shifting, or other problems with walls or foundations? [X]
18. Are you aware if the property or improvements thereon have ever been damaged by fire, smoke, wind or flood? [X]
19. Are you aware of any fire retardant plywood used in the construction? [X]
20. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the property? [X]
21. Explain any "yes" answers that you give in this section. When explaining efforts to control or repair, please describe the location and extent of the problem and the date and person by whom the work was done, if known: _____

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ADDITIONS/REMODELS

Yes No Unknown

22. Are you aware of any additions, structural changes or other alterations to the property. 22a. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section: Deck + Floor

WATER AND SEWAGE

- 23. What is the source of your drinking water? [X] Public [] Community System [] Well on Property [] Other (explain)
24. If your drinking water supply is not public, has it been tested? When? Did it pass? If not explain
25. When was well installed? Location of well?
26. Do you have a softener, filter, or other purification system? [] Leased [] Owned
27. What is the type of sewage system? [X] Public Sewer [] Private Sewer [] Septic System [] Cesspool [] Other (explain):
28. If Septic System when was it installed? Location?
29. When was the Septic System or Cesspool last cleaned and/or serviced? by whom?
30. Are you aware of any abandoned Septic Systems or Cesspool on your property? If "yes" is the closure in accordance with the township ordinance? Explain
31. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems, fixtures water and sewage related items? If "yes" explain:
32. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the property?
33. Is either the private water or sewage system shared? If "yes" explain.
34. Water Heater: [] Electric [] Fuel Oil [X] Gas Age of Water Heater
35. Explain any "yes" answers you give in this section

HEATING AND AIR CONDITIONING

- 36. Type of air conditioning: [X] Central Electric [] Central Gas [] Wall/Window Unit [] None
37. List any areas of the house that are not air conditioned:
38. What is the age of Air Conditioning System 2009
39. Type of heat: [] Electric [] Fuel Oil [X] Natural Gas [] Propane [] Unheated [] Other
40. What is the type of heating system? (e.g. forced air, hot water or base board, radiator, steam heat) forced air Date of last service installed 2009
41. Age of furnace (e.g.) Date of last service installed 2009
42. List any areas of the house that are not heated:
43. Are you aware of any underground fuel tanks on the property? If tank is not in use do you have a closure certificate?
44. Are you aware if any problems with any item in this section? If "yes" explain

WOOD BURNING STOVE OR FIREPLACE

- 45. Do you have [] wood burning stove? [] fireplace? [] insert? [] Other
45a. If you have a fireplace, was the flu cleaned by a chimney sweep company? When
46. Are you aware of any problems? If "yes" please explain:

ELECTRICAL SYSTEM

- 47. What type of wiring is in this structure? [X] Copper [] Aluminum [] Other [] Unknown
48. What amp service does it have? [] 60 [] 100 [] 150 [X] 200 [] Other [] Unknown
49. Does it have 220 volt service? Which is present? [] Fuses [X] Circuit Breakers [] Fuses
50. Are you aware of any additions to the original service? If "yes" were the additions done by a licensed electrician? Name and address
51. If yes, were proper building permits and approvals obtained?
52. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
53. Explain any "yes" answers you give in this section:

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151 MAJOR APPLIANCES AND OTHER ITEMS (For informational purposes only)

152 Are the following items, that may be included in the sale, in working order? (Mark only if included in sale)

- 153 Yes No Unknown
- 154 Electric Garage Door Opener/ No. of Transmitters _____
- 155 Smoke Detectors Battery Electric Both How Many 3
- 156 Carbon Monoxide Detectors How Many 3
- 157 Location _____
- 158 Swimming Pool Pool Heater Spa/Hot Tub
- 159 Were proper permits and approvals obtained?
- 160 Are the following in working order? (Check only those included in the sale)
- 161 Y for yes N for no Refrigerator Range Microwave Oven
- 162 Dishwasher Trash Compactor Garbage Disposal
- 163 Washer Dryer Intercom Other _____
- 164 If no, please explain? _____
- 165 Are you aware of any items in this section in need of repair or replacement? If "yes"
- 166 explain: _____
- 167 _____

168 LAND (Soils, Drainage and Boundaries)

- 169 59. Are you aware of any fill or expansive soil on the property?
- 170 60. Is the property located in a flood hazard zone?
- 171 61. Is the property located in a delineated wetlands?
- 172 62. Are you aware of any drainage or flood problems affecting the property?
- 173 63. Are you aware of any encroachments, utility easements, boundary line disputes, or easements affecting the property?
- 174 64. 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)?
- 175 Explain: _____
- 176 65. Are you aware of any shared or common areas (e.g. driveways bridges, docks, walls, bulkheads, etc.) or maintenance agreements? Explain any "yes" answers that you give in this section: _____
- 177 _____
- 178 _____
- 179 _____
- 180 _____
- 181 _____
- 182 _____
- 183 _____
- 184 _____

185 ENVIRONMENTAL HAZARDS

- 186 67. Are you aware of any present or previous underground storage (UST) tanks or toxic substances present on this property or adjacent property (structure or soil), such as polychlorinated biphenyl (PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, or others? If "yes" Explain: _____
- 187 _____
- 188 _____
- 189 _____
- 190 68. Are you aware if the underground storage tank, has been tested? (Attach copy of each test report or closure certificate if available).
- 191 69. Are you aware if the property has been tested for radon gas. (Attach copy of each test report if available).
- 192 70. Are you aware if the property has been tested for any other toxic substances? (e.g. urea-formaldehyde foam insulation, asbestos-containing materials, pesticides in land)
- 193 (Attach copy of each test report if available).
- 194 71. If "yes" to any of the above, was remediation undertaken? Explain: _____
- 195 _____
- 196 _____
- 197 _____
- 198 _____
- 199 _____
- 200 _____

201 DEED RESTRICTION, HOMEOWNERS ASSOCIATIONS/CONDOMINIUMS AND CO-OPS

- 202 72. Are you aware if the property is subject to any deed restrictions?
- 203 73. Is the property part of a condominium or other common interest ownership? If so, what is the Associations's name and telephone number? _____
- 204 _____
- 205 74. If so, are there any dues or assessments involved? If "yes" how much? _____
- 206 75. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the property?
- 207 76. Are you aware of any condition or claim which may result in an increase in assessments or fees?
- 208 77. Are you aware if the property is subject to covenants, conditions, or restrictions as part of a condominium, homeowners association, or other form of common interest ownership?
- 209 77a. Have there been any rule changes that impact the property?
- 210 78. Explain any "yes" answers you give in this section: _____
- 211 _____
- 212 _____
- 213 _____
- 214 _____
- 215 _____
- 216 _____
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219 MISCELLANEOUS

- 220 79. Are you aware of any existing or threatened legal action affecting the property?
- 221 80. Are you aware of any violations of federal, state, or local laws or regulations relating to this property?
- 222 81. Are you aware of any zoning violations, non-conforming uses, or set-back violations relating to this property?
- 223 82. Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain unpaid or of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected?
- 224 83. Are you aware of any reason, including a defect in title encumbrance and lien that would prevent you from conveying title?
- 225 _____
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Yes
[]

No
[x]

Unknown

84. Are you aware of any material defects to the property dwelling, or fixtures which are not disclosed elsewhere on this form? (A material defect is a defect with the property or any portion of it that would have a significant adverse impact on the value or desirability of the residential real property.) If "yes" explain:

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

ACKNOWLEDGMENT OF SELLER

The undersigned Seller acknowledges that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's knowledge, but is neither a warranty nor a representation as to the condition of the Property. Seller hereby authorizes its real estate agent to provide this Disclosure statement to any prospective buyer of the Property, and to other real estate agents. Seller alone is responsible for the accuracy of the information contained in this statement. This Disclosure Statement has been completed by the seller without assistance from any licensed broker or salesperson.


SELLER
SELLER

DATE 3/27/10
DATE

EXECUTOR, ADMINISTRATOR, TRUSTEE

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

NAME
DATE
NAME
DATE

RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

The Undersigned Prospective Buyer acknowledges receipt of this Disclosure Statement prior to the signing of a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this Disclosure Statement is not a warranty or representation by Seller and that, unless stated otherwise in the Contract of Sale, which may be entered into between Seller and Prospective Buyer, the Property shall be purchased in its present condition. It is Prospective Buyer's responsibility to satisfy himself/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
DATE
PROSPECTIVE BUYER
DATE