



## SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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1 **Property Address:** 10 Boudier Rd Tenafly NJ 07670

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5 **Seller:** Chris J Morano

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

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

20 **OCCUPANCY**

21 Yes No Unknown

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1. Age of House, if known 17 years since we rebuilt it

2. Does the Seller currently occupy this property?

If not, how long has it been since Seller occupied the property? 11 mo

3. What year did the Seller buy the property? 1996

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3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of the property? If "yes," please attach a copy of it to this form.

29 **ROOF**

30 Yes No Unknown

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4. Age of Roof, if known 17 years but big refurbishment done in 2020

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: \_\_\_\_\_

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

38 Yes No Unknown

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8. Does the property have one or more sump pumps?

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

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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?

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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?

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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:

humidity problem a year or two ago and had it Professionally fixed

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11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location: \_\_\_\_\_



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62 **TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS**

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77 **STRUCTURAL ITEMS**

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94 **ADDITIONS/REMODELS**

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103 **PLUMBING, WATER AND SEWAGE**

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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?

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:  
3 attic fans

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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: \_\_\_\_\_  
Heritage Pest

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:  
bees had nested in soffits that were replaced or repa

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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.  
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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:  
We did a major renovation in 2003

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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 loca-

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- tion other than the sewer, septic, or other system that services the rest of the property?
33. When was well installed? N/a  
Location of well? N/a
34. Do you have a softener, filter, or other water purification system?  Leased  Owned
35. What is the type of sewage system?  
 Public Sewer  Private Sewer  Septic System  Cesspool  Other (explain): \_\_\_\_\_
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?
37. If Septic System, when was it installed? N/a  
Location? N/a
38. When was the Septic System or Cesspool last cleaned and/or serviced? N/a
39. Are you aware of any abandoned Septic Systems or Cesspools on your property?
- 39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain): \_\_\_\_\_
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: \_\_\_\_\_
41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the property?
42. Is either the private water or sewage system shared? If "yes," explain: \_\_\_\_\_
43. Water Heater:  Electric  Fuel Oil  Gas  
Age of Water Heater Unkn
- 43a. Are you aware of any problems with the water heater?
44. Explain any "yes" answers that you give in this section:

**HEATING AND AIR CONDITIONING**

Yes No Unknown

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45. Type of Air Conditioning:  
 Central one zone  Central multiple zone  Wall/Window Unit  None
46. List any areas of the house that are not air conditioned:  
Storage rooms and gara
47. What is the age of Air Conditioning System? 17 y
48. Type of heat:  Electric  Fuel Oil  Natural Gas  Propane  Unheated  Other
49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) Radiant, radiator and forced air
50. If it is a centralized heating system, is it one zone or multiple zones?  
Multiple zones
51. Age of furnace \_\_\_\_\_ Date of last service: \_\_\_\_\_
52. List any areas of the house that are not heated:  
Storage rooms and attic
53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other substances?
54. If tank is not in use, do you have a closure certificate?
55. Are you aware of any problems with any items in this section? If "yes," explain:  
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**WOODBURNING STOVE OR FIREPLACE**

Yes No Unknown

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56. Do you have  wood burning stove?  fireplace?  insert?  other
- 56a. Is it presently usable?
57. If you have a fireplace, when was the flue last cleaned? \_\_\_\_\_
- 57a. Was the flue cleaned by a professional or non-professional? \_\_\_\_\_
58. Have you obtained any required permits for any such item?
59. Are you aware of any problems with any of these items? If "yes," please explain:

171 **ELECTRICAL SYSTEM**  
172 Yes No Unknown

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60. What type of wiring is in this structure?  Copper  Aluminum  Other  Unknown
61. What amp service does the property have?  60  100  150  200  Other  Unknown
62. Does it have 240 volt service? Which are present  Circuit Breakers,  Fuses or  Both?
63. Are you aware of any additions to the original service?  
If "yes," were the additions done by a licensed electrician? Name and address:
64. If "yes," were proper building permits and approvals obtained?
65. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
66. Explain any "yes" answers you give in this section:

Spencer Ele

186 **LAND (SOILS, DRAINAGE AND BOUNDARIES)**  
187 Yes No Unknown

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67. Are you aware of any fill or expansive soil on the property?
68. Are you aware of any past or present mining operations in the area in which the property is located?
69. Is the property located in a flood hazard zone?
70. Are you aware of any drainage or flood problems affecting the property?
71. Are there any areas on the property which are designated as protected wetlands?
72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the property?
73. Are there any water retention basins on the property or the adjacent properties?
74. 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:

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

77. Do you have a survey of the property?

207 **ENVIRONMENTAL HAZARDS**  
208 Yes No Unknown

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78. 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.
- 78a. 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:
79. 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:
80. Are you aware if any underground storage tank has been tested?  
(Attach a copy of each test report or closure certificate if available).
81. 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).
82. If "yes" to any of the above, explain:

When we bought house it was tested.

231   82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:  
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234    83. Is the property in a designated Airport Safety Zone?  
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236 **DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS AND CO-OPS**

237 Yes No Unknown

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

242   85. Is the property part of a condominium or other common interest ownership plan?

243   85a. If so, is the property subject to any covenants, conditions, or restrictions as a result of its being part  
244 of a condominium or other form of common interest ownership?

245   86. As the owner of the property, are you required to belong to a condominium association or homeown-  
246 ers association, or other similar organization or property owners?

247   86a. If so, what is the Association's name and telephone number?  
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249    86b. If so, are there any dues or assessments involved?  
250 If "yes," how much?

251   87. Are you aware of any defect, damage, or problem with any common elements or common areas that  
252 materially affects the property?

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

254    89. Since you purchased the property, have there been any changes to the rules or by-laws of the Asso-  
255 ciation that impact the property?

256 90. Explain any "yes" answers you give in this section:  
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260 **MISCELLANEOUS**

261 Yes No Unknown

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

264   92. Are you aware of any violations of Federal, State or local laws or regulations relating to this prop-  
265 erty?

266   93. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming  
267 uses, or set-back violations relating to this property? If so, please state whether the condition is pre-  
268 existing non-conformance to present day zoning or a violation to zoning and/or land use laws.  
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272   94. Are you aware of any public improvement, condominium or homeowner association assessments  
273 against the property that remain unpaid? Are you aware of any violations of zoning, housing, build-  
274 ing, safety or fire ordinances that remain uncorrected?

275    95. Are there mortgages, encumbrances or liens on this property?

276   95a. Are you aware of any reason, including a defect in title, that would prevent you from conveying  
277 clear title?

278   96. Are you aware of any material defects to the property, dwelling, or fixtures which are not dis-  
279 closed elsewhere on this form? (A defect is "material," if a reasonable person would attach impor-  
280 tance to its existence or non-existence in deciding whether or how to proceed in the transaction.)  
281 If "yes," explain:  
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283   97. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any special  
284 assessments and any association dues or membership fees, are there any other fees that you pay on  
285 an ongoing basis with respect to this property, such as garbage collection fees?  
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287 98. Explain any other "yes" answers you give in this section:  
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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  Unknown  NA   
   
(Initials) verified (Initials) verified

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

- 99. Are you aware if the property has been tested for radon gas? (Attach a copy of each test report if available.)  
 Yes  No  Unknown
- 100. 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.)  
 Yes  No  Unknown
- 101. Is radon remediation equipment now present in the property?  
 Yes  No  Unknown
- 101a. If "yes," is such equipment in good working order?  
 Yes  No  Unknown

**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.")

- 102. Electric Garage Door Opener  
 Yes  No  Unknown  NA
- 102a. If "yes," are they reversible? Number of Transmitters 4
- 103. Smoke Detectors  
 Battery  Electric  Both How many Unk  
 Carbon Monoxide Detectors How many 2 or 3  
 Location Bedrooms
- 104. With regard to the above items, are you aware that any item is not in working order?  
 Yes  No  Unknown  NA
- 104a. If "yes," identify each item that is not in working order or defective and explain the nature of the problem: \_\_\_\_\_
- 105.  In-ground pool  Above-ground pool  Pool Heater  Spa/Hot Tub
- 105a. Were proper permits and approvals obtained?  
 Yes  No  Unknown  NA
- 105b. 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?  
 Yes  No  Unknown  NA
- 105c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?  
 Yes  No  Unknown  NA
- 106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)  
 Refrigerator  
 Range  
 Microwave Oven  
 Dishwasher  
 Trash Compactor  
 Garbage Disposal  
 In-Ground Sprinkler System  
 Central Vacuum System  
 Security System  
 Washer  
 Dryer  
 Intercom  
 Other
- 107. Of those that may be included, is each in working order?  
 Yes  No  Unknown  NA  
 If "no," identify each item not in working order, explain the nature of the problem: \_\_\_\_\_

351 **SOLAR PANEL SYSTEMS**

352 By completing this section, Seller is acknowledging that the Property is serviced by a Solar Panel System, which means a system of solar  
353 panels designed to absorb the sunlight as a source of energy for generating electricity or heating, any and all inverters, net meter, wiring  
354 roof supports and any other equipment pertaining to the Solar Panels (collectively, the "Solar Panel System"). This information may be  
355 used, among other purposes, to prepare a Solar Panel Addendum to be affixed to and made a part of a contract of sale for the Property.  
356

357 Yes No Unknown

- 358    108. When was the Solar Panel System Installed? \_\_\_\_\_
- 359    109. Are SRECs available from the Solar Panel System?
- 360    109a. If SRECs are available, when will the SRECs expire? \_\_\_\_\_
- 361    110. Is there any storage capacity on your Property for the Solar Panel System?
- 362    111. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes,  
363 explain: \_\_\_\_\_

364  
365 **112. Choose one of the following three options:**

- 366  112a. The Solar Panel System is financed under a power purchase agreement or other type of financing  
367 arrangement which requires me/us to make periodic payments to a Solar Panel System provider  
368 in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to Section A  
369 below.
- 370  112b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to Section B  
371 below.
- 372  112c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further  
373 questions.

374  
375 **SECTION A - THE SOLAR PANEL SYSTEM IS SUBJECT TO A PPA**

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

382  
383 **118. Choose one of the following three options:**

- 384  118a. Buyer will assume my/our obligations under the PPA at Closing.
- 385  118b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so the Solar  
386 Panel System can be included in the sale free and clear.
- 387  118c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain  
388 cancellation of the PPA as of the Closing.

389  
390 **SECTION B - THE SOLAR PANEL SYSTEM IS SUBJECT TO A LEASE**

- 391  119. What is the current periodic lease payment amount? \$ \_\_\_\_\_
- 392  120. What is the frequency of the periodic lease payments (check one)?  Monthly  Quarterly
- 393  121. What is the expiration date of the lease? \_\_\_\_\_

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395 **122. Choose one of the following two options:**

- 396  122a. Buyer will assume our obligations under the lease at Closing.
- 397  122b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior to  
398 Closing.

403 **ACKNOWLEDGMENT OF SELLER**

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

409 Chris Morano  
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413 *Chris J Morano* dotloop verified  
414 11/18/20 6:03 PM CET  
415 JBD8-j68R-CVGM-CFMK

415 11-18-20

416 SELLER DATE

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419 SELLER DATE

422 **EXECUTOR, ADMINISTRATOR, TRUSTEE**

424 (If applicable) The undersigned has never occupied the property and lacks the personal knowledge necessary to complete this Disclosure  
425 Statement.

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429 \_\_\_\_\_ DATE

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433 \_\_\_\_\_ DATE

437 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

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453 \_\_\_\_\_ DATE  
454 PROSPECTIVE BUYER

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457 \_\_\_\_\_ DATE  
458 PROSPECTIVE BUYER



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**ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON**

The undersigned Seller's real estate broker/broker-salesperson/salesperson acknowledges receipt of the Property Disclosure Statement form and that the information contained in the form was provided by the Seller.

The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the property with reasonable diligence to ascertain the accuracy of the information disclosed by the seller, prior to providing a copy of the property disclosure statement to the buyer.

The Prospective Buyer's real estate broker/broker-salesperson/salesperson also acknowledges receipt of the Property Disclosure Statement form for the purpose of providing it to the Prospective Buyer.

*Stacy Esser* dotloop verified  
11/23/20 3:34 PM EST  
ML8W-LXQU-CWZ4-8X7I

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

[Redacted signature box]

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

DATE