

SELLER INFORMATION

Seller's Name(s): MARTIN BROTHERS
Property Address (including address and Municipality of Property) (hereinafter referred to as the "Property")
UNIT #3, VANDERJA POINTE

Age of Property: 0 Year Seller has owned Property: 0

NOTICE TO PARTIES

A seller must disclose to a Buyer all known material defects about the Property being sold that are not readily observable. This Disclosure Statement is designed to assist the seller in complying with disclosure requirements and to assist the Buyer in evaluating the Property being considered.

This statement discloses the Seller's knowledge of the condition of the Property as of the date signed by the Seller and is not a substitute for any inspections or warranties that the Buyer may wish to obtain. This statement is not a warranty of any kind by the seller or a warranty or representation by any listing real estate broker, any selling and estate broker or their agents. The Buyer is encouraged to address concerns about the condition of the Property that may not be included in this statement. This statement does not relieve the seller of the obligation to disclose a material defect that may not be addressed in this form.

If an item of information is unknown or not available to Seller and Seller has made an effort to ascertain it, Seller may make a disclosure based on the best information available provided it is identified as a disclosure based on incomplete limited facts.

A material defect is a problem with the Property of any portion of it that would have a significant adverse impact on the value of the residential real Property or the INCUR AN UNREASONABLE RISK TO PEOPLE ON THE LAND.

1. SELLER'S EXPERTISE

The Seller does not possess expertise in contracting, engineering, architecture or other area related to the construction and condition of the Property and its improvements, except as follows: SELLER IS BUILDER / DEVELOPER

2. OCCUPANCY

- (a) Do you, the Seller, currently occupy the Property? Yes No If "No", when did you last occupy the Property? NEVER (Year)
- (b) Is the Property owned by single family residential use? Yes No Unknown
- (c) Will a Certificate of Occupancy be required by the Municipality under government use? Yes No
- (d) Are you aware of any past housing code or other structure during your ownership? Yes No

3. ROOF

- (a) How roof was installed: 2007 Encased: Yes No Unknown
 - (b) Has the roof been replaced, repaired, or covered during your ownership? Yes No
 - (c) Has the roof ever leaked during your ownership? Yes No
 - (d) Do you know of any problems with the roof, gutters, or downspouts? Yes No
- Explain any "Yes" answers that you give in this section: _____

4. BASEMENTS, GARAGES AND CRAWL SPACES (COMPLETE ONLY IF APPLICABLE)

- (a) Does the Property have a sump pump or a grinder pump? Yes No Unknown
- (b) Are you aware of any water leakage, accumulation or dampness within the basement, garage or crawl space? Yes No
- If "Yes", describe in detail: _____
- (c) Do you know of any repairs or other attempts to control any water or dampness problems in the basement, garage or crawl space? Yes No
- If "Yes", describe the location, nature, date and cause of the problem when did the repair or control effort: _____

5. TERMITES / WOOD DESTROYING INSECTS, DRY ROT, FEISTS

- (a) Are you aware of any termites / wood-destroying insects, dry rot or pest affecting the Property? Yes No
 - (b) Are you aware of any damage to the Property caused by termites / wood-destroying insects, dry rot or pest? Yes No
 - (c) Is your Property currently under contract by a licensed pest control company? Yes No
 - (d) Are you aware of any termites / pest control reports or treatments to the property? Yes No
- Explain any "Yes" answers that you give in this section: _____

6. STRUCTURAL ITEMS

- (a) Are you aware of any past or present water leakage in the house or other structure? Yes No
 - (b) Are you aware of any past or present movement, shifting, disturbance or other problem with walls, foundations or other structural components? Yes No
 - (c) Are you aware of any past or present problems with driveways, walkways, porches or retaining walls on the Property? Yes No
 - (d) Have there been any repairs or other attempts to remedy or control the cause or effect of any defects or conditions described above? Yes No Unknown
 - (e) Are you aware of any problems with the use or operation of the windows? Yes No
 - (f) Are you aware of any defects (including stains or staining or floor coverings)? Yes No
 - (g) Has there ever been fire damage to the Property? Yes No Unknown
- Explain any "Yes" answers you give in this section. When explaining efforts to control or repair, please describe the location and nature of the problem and the date and the process by which the work was done, if known: _____

7. ADDITIONS / REMODELING

- (a) Have you made any additions, structural changes or other alterations to the Property? Yes, No
- If "Yes", please describe: _____
- (b) Did you obtain all necessary permits and approvals and was all work in compliance with building codes? Yes, No, Unknown, _____
- (c) Did any known owners of the Property make any additions, structural changes or other alterations to the Property? Yes, No, Unknown, _____
- If "Yes", to the best of your knowledge, did they obtain all necessary permits and approvals, and was all work in compliance with building codes? Yes, No, Unknown, _____

8. WATER SUPPLY

- (a) What is the source of your drinking water? Public Community System, Well on Property, Other, _____
- If "Other", please explain: _____
- (b) If your drinking water source is non-public, What was your water last tested? _____ What was the result of the test? _____
- In the pumping system in working order? Yes, No If "No", please explain: _____
- (c) Do you have a water softener, filter or other purification system? Yes, No If "Yes", is the system tested, corrected, _____

9. SEWERAGE SYSTEM

- (a) What is the type of sewage system? Public sewer Individual on lot sewage system, Individual on lot sewage disposal system in proximity to well, Community sewage disposal system, On-site private septic tank, Holding tank, Compost, Septic tank, Sand mound, _____
 - How many bedrooms / permit limitations in effect, _____ Other, _____
 - If "Other", please explain: _____
- NOTE TO SELLER AND BUYER: If the Property is not serviced by a community sewage system, The Pennsylvania Sewage Facilities Act requires disclosure of the fact and compliance with the provisions of the Act. A Sewage Facilities Disclosure of the type of sewage facility used to be included in every Agreement of Sale.
- (b) Is there a sump pump? Yes, No If "Yes", is it in working order? Yes, No, _____
 - (c) What was the septic system, holding tank or septic last serviced? _____
 - (d) Is either the water or sewage stored? Yes, No
 - If "Yes", please explain: _____
 - (e) Are you aware of any leaks, backups or other problems relating to any of the plumbing, water and sewage related items? Yes, No
 - If "Yes", please explain: _____

10. PLUMBING SYSTEM

- (a) Type of plumbing: Copper Galvanized, Lead, PVC Polyethylene pipe (PE), Mixed Unknown, Other, _____
- If "Other", please explain: _____
- (b) Are you aware of any problems with any of your plumbing fixtures (including, but not limited to, sinks, faucets or bathroom fixtures, etc.) that, for some reason, are? Yes, No If "Yes", please explain: _____

11. DOMESTIC WATER HEATING

- (a) Type of water heating: Electric, Natural Gas Fuel Oil, Propane, Solar, Gasless / Water Blank-ly, _____
- Other/please explain: _____
- (b) Are you aware of any problems with any water heater or related equipment? Yes, No
- If "Yes", explain: _____

12. AIR CONDITIONING SYSTEM

- (a) Type of air conditioning: Central electric Central gas, Wall Unit, None, Number of window units included in sale, _____
- Location: _____
- (b) Are any units of the brand that are not air conditioned? 6 BRADT
- (c) Age of Central Air Conditioning System 15 Unknown, Year last serviced, if known: _____
- (d) Are you aware of any problems with any unit in this section? Yes, No
- If "Yes", explain: _____

13. HEATING SYSTEM

- (a) Type(s) of heating (select all that apply): Electric, Fuel Oil, Natural Gas Propane, Coal, Wood, Other, _____
- If "Other", please explain: _____
- (b) Type(s) of heating system(s) (select all that apply): Forced Air, Hot Water, Hot Pump, Electric Baseboard, Stove, Wood Stove, _____ (How many?) _____ (How many?) _____ (Other) _____
- (c) Age of Heating System: Unknown, Year last serviced, if known: _____
- (d) Are any units of the brand that are not heated? _____
- (e) Are there any "leakers"? Yes, No If "Yes", how many? 2 Are they working? Yes, No
- (f) Are there any "chillers" (boiler or furnace, "water heater", or any other heating system)? Yes, No
- If "Yes", how many? _____ Are they working? Yes, No, _____
- When were they last checked? _____
- (g) Are you aware of any heating fuel leaks on the Property? Yes, No
- If "Yes", please describe location(s), including underground water: _____
- If you do not own the radiator, explain: _____
- (h) Are you aware of any problems or repairs needed regarding any item in this section? Yes, No
- If "Yes", please explain: _____

14. ELECTRICAL SYSTEM

- (a) Type of Electrical System: Fuse _____ Circuit Breaker How many breakers 100 Unknown _____
- (b) Are you aware of any faults and when wiring is in the home? Yes _____ No
- (c) Are you aware of any problems or repairs needed to the electrical system? Yes _____ No
If "Yes", please explain _____

15. OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE (COMPLETE WHERE APPLICABLE)

This section must be completed for each item that will, or may, be sold with the property. The last item on this list is listed since we assume it is included in the Agreement of Sale. Items of the Agreement of Sale negotiated between Buyer and Seller will determine which items, if any, is included in the purchase of the Property.

- (a) Electrical group (line system / Number of transformers _____ Are there in working order? Yes No _____
- (b) Smoke detectors (How many? _____ Location(s) FRM - BUT
- (c) _____ Security alarm system: Owned _____ Leased _____ Lease Information _____
- (d) _____ Lawn sprinkler: Number _____ Automatic timer _____ In working order? Yes _____ No _____
- (e) _____ Swimming pool: Pool type _____ Spa / Hot tub _____ List all pool / spa equipment _____
- (f) _____ Refrigerator: Range Microwave oven Dishwasher Trash compactor _____ Garbage disposal
- (g) _____ Washer _____ Dryer _____
- (h) _____ Internet _____
- (i) _____ Ceiling Fan: Number _____ Location(s) _____
- (j) Other _____
Are any items in this section in need of repair or replacement? Yes _____ No Unknown _____ If "Yes", please explain _____

16. LAND GOALS, DRAINAGE AND BOUNDARIES

- (a) Are you aware of any fill or expansion used on the Property? Yes No _____
- (b) Are you aware of any sliding, settling, soil movement, upheaval, subsidence or earth stability problems that have occurred on or the affect the Property? Yes _____ No
NOTE TO BUYER: THE PROPERTY MAY BE SUBJECT TO MINE HAZARD DAMAGE, MAPS OF THE COUNTY AND MINE AND MINE HAZARD DAMAGE MAY OCCUR AND INFORMATION ON MINE HAZARD DAMAGE INSURANCE AND AVAILABLE THROUGH DEPARTMENT OF ENVIRONMENTAL PROTECTION, MINE HAZARD DAMAGE INSURANCE FUND, 20 Technology Drive, California Technology Park, Coal Center, CA 95625, 800-422-0275 or 704-769-0300.
- (c) Are you aware of any existing or proposed mining, strip mining or any other operations that might affect this Property? Yes _____ No
- (d) To your knowledge, is the Property, or part of it, located in a flood zone or wetlands area? Yes _____ No
- (e) Do you know of any past or present drainage or flooding problems affecting the Property or adjacent properties? Yes _____ No
- (f) Do you know of any encroachments, boundary line disputes, rights of way or easements? Yes No _____
NOTE TO BUYER: Many properties have easements creating access for utility services and other reasons. In many cases, the easements do not enter the ordinary use of the Property and the seller may not be readily aware of them. Buyers may wish to determine the existence of easements and restrictions by examining the Property and obtaining an abstract of the title or searching the records in the Office of the Recorder of Deeds for the County before entering into an agreement of sale.
- (g) Are you aware of any shared or common areas (for example, driveways, bridges, docks, roads, etc.) or easements agreements? Yes No _____
- (h) Do you have an existing survey of the Property? Yes No _____
If "Yes", has the survey been made available to the Listing Real Estate Broker? Yes No _____
- (i) Does the Property abut a public road? Yes _____ No
If "Yes", is there a recorded right-of-way and easements agreement to a public road? Yes _____ No _____
- (j) Is the Property or a portion of it, preferentially zoned for use purposes, or subject to limited development rights? Yes _____ No
If "Yes", check all that apply below:
 _____ Farmland and Pined Land Assessment Act - 72 P.S. § 5400.1 et seq. (Water and Green Program)
 _____ Open Space Act - 69-52, § 1 (PUD) et seq.
 _____ Agricultural Use Security Law - 72 P.S. § 901 et seq. (Development Rights)
 _____ Other _____
Note to Buyer: Homeowners has exercised the Right to Grow Act (72 P.S. § 985.007) in an effort to limit the circumstances under which agricultural operations may be subject to voluntary sale or condemnation. Buyers are encouraged to investigate whether any agricultural operations covered by the Act spring on the subject of the Property. Explain any "Yes" answers to this section: FILL BEST AVAILABLE DRAINAGE DEVELOPMENT

The undersigned Seller represents that the information set forth in this Disclosure Statement is accurate and complete to the best of the Seller's knowledge. The Seller hereby authorizes the Listing Broker to provide this information to prospective Buyers of the Property and to other third license Agents. **THE SELLER ALONE IS RESPONSIBLE FOR THE COMPLETION AND ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT.** The Broker Agent and/or Real Estate Multi-Ling, Inc. are not responsible for the information contained herein. The Seller shall cause the Buyer to be notified in writing of any information supplied on this form which is rendered inaccurate by a change in the condition of the Property following the completion of this form.

Real Estate Multi-Ling, Inc. has not participated in any way in providing the information in this statement. Seller is responsible to complete this form to its entirety. Every time signing a Listing Contract must sign this statement.

SELLER *Ed* _____ DATE _____
SELLER _____ DATE _____
SELLER _____ DATE _____

EXECUTOR, ADMINISTRATOR, TRUSTEE, COURT APPOINTED GUARDIAN, RECORDED POWER OF ATTORNEY

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

_____ DATE _____
_____ DATE _____

Please Indicate Capacity / Title of Person Signing (Please include Documentation)

CORPORATE LISTING

The undersigned has never occupied the Property. Any information contained in this Disclosure Statement was obtained from third party sources and Buyer should verify himself or herself as to the condition of the Property.

_____ DATE _____
_____ DATE _____

Please Indicate Capacity / Title of Person Signing (Please include Documentation)

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

The undersigned Buyer who has signed receipt of this Disclosure Statement. The Buyer acknowledges that this statement is not a warranty and that, unless stated otherwise in the sales contract, the Buyer is purchasing this Property in its present condition. It is the Buyer's responsibility to verify himself or herself as to the condition of the Property. The Buyer may require that the Property be inspected, or the Buyer's expenses and by qualified professionals, to determine the condition of the structure or its components.

BUYER _____ DATE _____
BUYER _____ DATE _____
BUYER _____ DATE _____