SELLER'S PROPERTY DISCLOSURE STATEMENT

SPD

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

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INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

Generally speaking, the Real Estate Seller Disclosure Law (68 P.S. §7301 et seq.) requires that before an agreement of sale is signed, the seller in a residential real estate transfer must make certain disclosures regarding the property to potential buyers in a form defined by the law. A residential real estate transfer is defined as a sale, exchange, installment sales contract, lease with an option to buy, grant or other transfer of an interest in real property where NOT LESS THAN ONE AND NOT MORE THAN FOUR RESIDENTIAL DWELLING UNITS are involved. The Law defines a number of exceptions where the disclosures do not have to be made:

- 1. Transfers that are the result of a court order.
- 2. Transfers to a mortgage lender that result from a buyer's default and subsequent foreclosure sales that result from default.
- 3. Transfers from a co-owner to one or more other co-owners.
- 4. Transfers made to a spouse or direct descendant.
- 5. Transfers between spouses that result from divorce, legal separation, or property settlement.
- 6. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of liquidation.
- 7. Transfer of a property to be demolished or converted to non-residential use.
- 8. Transfer of unimproved real property.
- 9. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
- 10. Transfers of new construction that has never been occupied when:
 - a. The buyer has received a one-year warranty covering the construction;
 - b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model building code; and
 - c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

In addition to these exceptions, disclosures for condominiums and cooperatives are limited to the seller's particular unit(s). Disclosures regarding common areas or facilities are not required, as those elements are already addressed in the laws that govern the resale of condominium and cooperative interests.

While the Law requires certain disclosures, this statement includes disclosures beyond the basic requirements of the Law in an effort to assist sellers in complying with seller disclosure requirements and to assist buyers in evaluating the property being considered. Sellers who wish to see or use the basic disclosure form can find the form on the Web site of the Pennsylvania State Real Estate Commission.

This Statement discloses Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing real estate broker, any selling real estate broker, or their licensees. 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 Seller of the obligation to disclose a material defect that may not be addressed on this form.

A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the property. Check unknown when the question does apply to the property but you are not sure of the answer.

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Yes No Unk N/A	1. SELLER'S EXPERTISE
A L	(A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or other areas related to the construction and conditions of the property and its improvements?
B	(B) Is Seller the landlord for the property?(C) Is Seller a real estate licensee?
	Explain any "yes" answers in Section 1:
Yes No Unk N/A	2. OWNERSHIP/OCCUPANCY (A) Occupancy
1	1. When was the property most recently occupied? Comply March 2022
2	2. Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy
	the property? 3. How many persons most recently occupied the property? 2~3
3	(B) Role of Individual Completing This Disclosure. Is the individual completing this form:
	1. The owner
2	2. The executor 3. The administrator
4	4. The trustee
~ 5	5. An individual holding power of attorney
C	(C) When was the property purchased? (D) Are you aware of any pets having lived in the house or other structures during your ownership?
D	Explain section 2 (if needed): Dess in house
17 - 1 NY 17 2 3 1 1/4/4	3. CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS
Yes No Uuk WA	(A) Type. Is the Property part of a(n): 1. Condominium
2	Homeowners association or planned community
3	3. Cooperative
4 B	4. Other type of association or sommunity (B) If "yes," how much are the fees? \$, paid (Monthly)(Quarterly)(Yearly)
	(C) If "yes," are there any community services or systems that the association or community is
c	responsible for supporting or maintaining? Explain:
D	(D) If "yes," provide the following information about the association:
	1. Community Name
2	2. Contact
3 4	Mailing Address Telephone Number
E	(E) How much is the capital contribution/initiation fee? \$
	Notice to Buyer: A biyer of a resale unit in a condominium, cooperative, or planned community must receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association in the condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular monthly maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.
Yes No Unk NA	4. ROOF AND ATTIC
1 res ind our para	(A) Installation 1. When was the roof installed?
2 6	2. Do you have documentation (invoice, work order, warranty, etc.)?
	(B) Repair1. Has the roof or any portion of it been replaced or repaired during your ownership?
1 2	2. If it has been replaced or repaired, was the existing roofing material removed?
	(C) Issues
	 Has the roof ever leaked during your ownership? Are you aware of any current/past problems with the roof, gutters, flashing or downspouts?
	Explain any "yes" answers in section 4, including the location and extent of any problem(s) and any
	repair or remediation efforts: New roof right after purchase
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		5. BASEMENTS AND CRAV	VE CDACICO		
	Yes No Unk N/A	(A) Sump Pump			
1			ive a sump pit? If yes, how ive a sump pump? If yes, h		
3		3. If it has a sump pum	p, has it ever run?	ow many:	
4			p, is the sump pump in wo	rking order?	
		(B) Water Infiltration 1. Are you aware of	any water leakage, accu	amulation, or dampness	within the basement o
1		crawl space?		,	
2		2. Do you know of ar the basement or craw	ny repairs or other attemnates of space?	ots to control any water	or dampness problem in
3		3. Are the downspouts	or gutters connected to a p	ublic system?	
		Explain any "yes" answers in any repair or remediation effor	this section, including	the location and extent	of any problem(s) and
		6. TERMITES/WOOD-DEST	ROYING INSECTS, DR	YROT, PESTS	
1	Yes No Unk N/A	(A) Status	y termites/wood-destroyin;	e incacte devent ar nacte	effecting the property?
2			y damage caused by termit		
		(B) Treatment	anthu undar aantroot by a l	icannod most control comm	
2		2. Are you aware of an	ently under contract by a hy y termite/pest control repo	rts or treatments for the pr	operty?
	 Возменение местания общества на 100 гг. (100 гг. 100 гг.) (100 гг.) (10	Explain any "yes" answers in	section 6, including th	ne <mark>name of any service</mark>	treatment provider, i
	Yes No Unk N/A	applicable: 7. STRUCTURAL ITEMS			
А		(A) Are you aware of any	past or present movemer	nt, shifting, deterioration,	or other problems with
,,	'	walls, foundations, or ot (B) Are you aware of any	her structural components'	: s ^s with driveways walkw	rays patios or retaining
В		walls on the property?			
C		(C) Are you aware of any than the roof, basement		ifiltration in the house of	r other structures, other
		(D) Stucco and Exterior Sy	nthetic Finishing System	S	
1		1. Is your property cons	stru cted w ith stucco? Instructed with an Exteri	or Inculating Finishing	System (FIFS) such as
2		Dryvit or synthetic st	ucco, synthetic brick or sy	inthetic stone?	bystem (En 5), such a
3		3. If "yes," when was it (E) Are you aware of any fir		oge to the property?	
E F		(F) Are you aware of any de	fects (including stains) in :	flooring or floor coverings	;?
		Explain any "yes" answers in repair or remediation efforts:	section 7, including the	location and extent of a	iny problem(s) and any
	Yes No Unk N/A	8. ADDITIONS/ALTERATIO	INS WE	1 parties wat	0400/20
A		(A) Have any additions, stru	ictural changes, or other a	alterations been made to	the property during your
		(B) Are you aware of any	date all additions/alteration private or public archite		the property other than
В		zoning codes?	, 1		ppy
	A.c.	ldition, structural	Approximate date	Were permits	Final inspections/
		inge, or alteration	of work	obtained?	approvals obtained?
		inge, or anomalon	or work	(Yes/No/Unknown)	(Yes/No/Unknown)
					(2007)
			# 11994 (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994)		
			Vi Valentino comentano mandro como como como como como como como co		
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			A 27		
		A sheet describing other add	itions and alterations is a	attached.	
		C7			
Se	eller's Initials EE	S Date 3-1-12	SPD Page 3 of 10 Bu	ıyer's İnitials /	Date
			<u> </u>		

Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes establish standards for building and altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove changed made by the prior owners. Buyers can have the property inspected by an expert in codes compliance to determine if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the property by previous owners without a permit or approval. Note to Buyer: According to the PA Stormwater Management Act, each municipality must enact a Storm Water Management Plan for drainage control and flood reduction. The municipality where the property is located may impose restrictions on impervious or semi-pervious surfaces added to the property. Buyers should contact the local office charged with overseeing the Stormwater Management Plan to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect your ability to make future changes.

might affect your ability to make future changes. WATER SUPPLY No Unk N/A Yes (A) Source. Is the source of your drinking water (check all that apply): 1. Public 2. A well on the property 2 3. Community water 3 4. A holding tank 4 5. A cistern 5 6. A spring 6 7. Other 7 8. No water service (explain): 8 (B) Bypass Valve (for properties with multiple sources of water) 1. Does your water source have a bypass valve? 1 2. If "yes," is the bypass valve working? 2 (C) Well 1. Has your well ever run dry? 1 2 2. Depth of Well 3. Gallons per minute _ , measured on (date) 3 4. Is there a well used for something other than the primary source of drinking water? 4 5. If there is an unused well, is it capped? 5 (D) Pumping and Treatment 1. If your drinking water source is not public, is the pumping system in working order? If "no," 1 2. Do you have a softener, filter, or other treatment system? 2 3. Is the softener, filter, or other treatment system leased? From whom? 3 (E) General

1		1. When was your water last tested?	Test results:
2	ν' ¹	2. Is the water system shared? With whom?	
		(F) Issues	111111111111111111111111111111111111111
1		pumping system, and related items?	oblems, past or present, relating to the water supply
2 📙		2. Have you ever had a problem with your w	ater supply?
			the location and extent of any problem(s) and any
		repair or remediation efforts:	
		AU CESTE A VIE CONCUESTORA	
Γ.	Yes No Unk N/A	10. SEWAGE SYSTEM	
. -	165 NO UNK NA	(A) General	
<u>'</u> -		1. Is your property served by a sewage syster	
2		 If no, is it due to availability or permit time When was the sewage system installed (or 	
,		(B) Type Is your property served by:	date of connection, if public)?
		1. Public (if "yes," continue to D through G b	76 OV: 1
<u>,</u>		2. Community (non-public)	DETOW /
-		3. An individual on-lot sewage disposal syste	717
1		4. Other, explain: Ce55 ροο \	
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Yes No Unk N/A 1 2 3 4 5 6 7 8 B C	12. DOMESTIC WATER HEATING (A) Type(s). Is your water heating (check all that apply): 1. Electric 2. Natural gas 3. Fuel oil 4. Propane 5. Solar 6. Geothermal 7. Other: 8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, etc.)? (B) How many water heaters are there? When were they installed? (C) Are you aware of any problems with any water heater or related equipment? If "yes," explain:
Yes No Unk N/A 1 2 3 4 6 7 B	 11. PLUMBING SYSTEM (A) Material(s). Are the plumbing materials (check all that apply): 1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethyline (PEX) 7. Other (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)? If "yes," explain:
	3. Are there any fiberglass septic tanks on the Property? 4. Are there any other types of septic tanks on the Property? 5. Where are the septic tanks located? 6. How often is the on-lot sewage disposal system serviced? 7. When was the on-lot sewage disposal system last serviced? 6. How often is the on-lot sewage disposal system serviced? 7. When was the on-lot sewage Disposal Systems and Septic 1. Are you aware of any abandoned septic systems or cesspools on your property? 2. Have these systems or cesspools been closed in accordance with the municipality's ordinance? (F) Sewage Pumps 1. Are there any sewage pumps located on the property? 2. What type(s) of pump(s)? 3. Are pump(s) in working order? 4. Who is responsible for maintenance of sewage pumps? (G) Issues 1. Is any waste water piping not connected to the septic/sewer system? 2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? Explain any "yes" answers in section 10, including the location and extent of any problem(s) and any repair or remediation efforts:
Yes No Unk N/A 1 2 3 4 5 6 7 8	 (C) Individual On-lot Sewage Disposal System. Is your sewage system (check all that apply): Within 100 feet of a well Subject to a ten-acre permit exemption A holding tank A drainfield Supported by a backup or alternate drainfield, sandmound, etc. A cesspool Shared Other, explain: (D) Tanks and Service Are there any metal/steel septic tanks on the Property? Are there any cement/concrete septic tanks on the Property?

	. HEATING SYSTEM
Yes No Unk N/A	(A) Fuel Type(s). Is your heating source (check all that apply):
1	1. Electric
2	2. Natural gas
3 V	3. Fuel oil
4	4. Propane
5	5. Geothermal
6	6. Coal 7. Wood
7	8. Other
8	(B) System Type(s) (check all that apply):
1 6	1. Forced hot air
	2. Hot water
3	3. Heat pump
4	4. Electric baseboard
5	5. Steam
6	6. Radiant
7	7. Wood stove(s) How many?
8	8. Coal stove(s) How many?
9	9. Other:
	(C) Status
1	1. When was your heating system(s) installed?
2	2. When was the heating system(s) last serviced?
3	3. How many heating zones are in the property? 4. Is there an additional and/or backup heating system? Explain:
4	(D) Fireplaces
	1. Are there any fireplace(s)? How many?
	2. Are all fireplace(s) working?
3	3. Fireplace types(s) wood gas, electric, etc.):
4	4. Were the fireplace(s) installed by a professional contractor or manufacturer's representative?
5 1	5. Are there any chimney(s) (from a fireplace, water heater or any other heating system)?
6	6. How many chimney(s)? (1) When were they last cleaned?
7	7. Are the chimney(s) working? If "no." explain:
E	(E) List any areas of the house that are not heated: up stains
	(F) Heating Fuel Tanks
1	1. Are you aware of any heating fuel tank(s) on the property?
2	2. Location(s), including underground tank(s): basemen 4
3	3. If you do not own the tank(s), explain: re you aware of any problems or repairs needed regarding any item in section 13? If "yes," explain:
P	e you aware of any problems of repairs needed regarding any nem in section 13: if yes, explain:
. 3.4	. AIR CONDITIONING SYSTEM
Yes No Unk N/	(A) Type(s). Is the air conditioning (check all that apply):
ics in One	1. Central air
2	2. Wall units
3	3. Window units
4	4. Other
5	5. None
	(B) Status
1	When was the central air conditioning system installed?
2	2. When was the central air conditioning system last serviced?
3	3. How many air conditioning zones are in the property?
C	(C) List any areas of the house that are not air conditioned:
P	e you aware of any problems with any item in section 14? If "yes," explain:
15	ELECTRICAL SYSTEM
Yes No Unk N/A	(A) Type(s)
	1. Does the electrical system have fuses?
2	2. Does the electrical system have circuit breakers?
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Yes	No	Unk	NA
3		/0	
3	/		

(B) What is the system amperage?

(C) Are you aware of any knob and tube wiring in the home?

re you aware of any problems or repairs needed in the electrical system? If "yes," explain:

16. OTHER EQUIPMENT AND APPLIANCES

This section must be completed for each item that will, or may, be sold with the property. The fact that an item is listed does not mean it is included in the Agreement of Sale. Terms of the Agreement of Sale negotiated between Buyer and Seller will determine which items, if any, are included in the purchase of the Property.

[tem	Yes No	Item	Yes	No
Electric garage door opener		Trash compactor		
Garage transmitters		Garbage disposal		
Keyless entry		Stand-alone freezer		
Smoke detectors		Washer		
Carbon monoxide detectors		Dryer		****
Security alarm system	7	Intercom		
Interior fire sprinklers		Ceiling fans		
In-ground lawn sprinklers		A/C window units		
Sprinkler automatic timer		Awnings		
Swimming pool		Attic fan(s)		
Hot tub/spa		Satellite dish		
Deck(s)	· ·	Storage shed		
Pool/spa heater		Electric animal fence		
Pool/spa cover	7	Other:		
Whirlpool/tub		1.		
Pool/spa accessories		. 2.		
Refrigerator(s)		3.		
Range/oven	.41	4.		
Microwave oven	`	% 5.		
Dishwasher		6.		

Are you aware of any problems or repairs needed regarding any item in section 16? If "yes," explain:

Yes 2 3 4

17. LAND/SOILS

(A) Property

 Are you aware of any fill or expansive soil on the property?
 Are you aware of any sliding, settling, such movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the property?

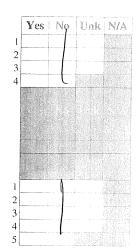
3. Are you aware of sewage sludge (other tran commercially available fertilizer products) being spread on the property, or have you received written notice of sewage sludge being spread on an adjacent property?

4. Are you aware of any existing, past or processed mining, strip-mining, or any other excavations that might affect this property?

Note to Buyer: The property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence damage may occur and mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsidence Insurance Fund, 25 Technology Drive, California Technology Park, Coal Center, PA 15423 (800) 922-1678 (within Pennsylvania) or (724) 769-1100 (outside Pennsylvania) vania).

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(B) Preferential Assessment and Development Rights

Is the property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights under the:

1. Farmland and Forest Land Assessment Act - 72 P.S.§5490.1 et seq. (Clean and Green Program)

2. Open Space Act - 16 P.S. §11941 et seq.

3. Agricultural Area Security Law - 3 P.S. §901 et seq. (Development Rights)

4. Any other law/program:

Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any agricultural operations covered by the Act operate in the vicinity of the property.

(C) Property Rights

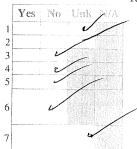
Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a previous owner of the property):

- L. Timber
- 2. Coal
- 3. Oil
- 4. Natural gas
- 5. Other minerals or rights (such as farming rights, hunting rights, quarrying rights) Explain:

Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights by, among other means, engaging legal counsel, obtaining a title examination of unlimited years and searching the official records in the county Office of the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leases, as Buyer may be subject to terms of those leases.

Explain any "yes" answers in section 17:

18. FLOODING, DRAINAGE AND BOUNDARIES



(A) Flooding/Drainage 1. Is any part of this property located in a wetlands area?

Is the property, or any part of it, designated a Special Flood Hazard Area (SFHA)?

Do you maintain flood insurance on this property?

4. Are you aware of any past or present drainage or flooding problems affecting the property?

Are you aware of any drainage or flooding mitigation on the property?

6. Are you aware of the presence on the property of any man-made feature that temporarily or permanently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert, pipe or other feature?

If "yes", are you responsible for maintaining or repairing that feature which conveys or manages storm water for the property?

Explain any "yes" answers in section 18(A), including dates and extent of flooding and the condition of any man-made storm water management features:



1. Are you aware of any encroachments, boundary line disputes, or easements affecting the property?

Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the easements do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching the records in the Office of the Recorder of Deeds for the county before entering into an agreement of sale.

2. Do you access the property from a private road or lane?

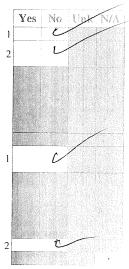
If "ves" do you have a recorded right of way or maintenance agreement?

Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?

Explain any "yes" answers in section 18(B): part of driving is on neighboring corperty

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19. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

(A) Mold and Indoor Air Quality (other than radon)

1. Are you aware of any tests for mold, fungi, or indoor air quality in the property?

2. Other than general household cleaning, have you taken any efforts to control or remediate

mold or mold-like substances in the property?

Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box 37133, Washington, D.C. 20013-7133, 1-800-438-4318.

(B) Radon

1. Are you aware of any tests for radon gas that have been performed in any buildings on the property? If "yes," list date, type, and results of all tests below:

	First Test		Second'	Test	
Date					
Type of Test	w				
Results (picocuries/liter)					
Name of Testing Service	The second section is a second section of the second second section is a second				
Are you aware of any radon	removal system on the property?	If "yes,"	list date	installed	and
type of system, and whether it					

(C) Lead Paint

If property was constructed, or if construction began, before 1978, you must disclose any knowledge of, and records and reports about, lead-based paint on the property.

1. Are you aware of any lead-based paint or lead-based paint hazards on the property?

2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the property?

(D) Tanks

1. Are you aware of any existing or removed underground tanks? Size:

2. If "yes," have any tanks been removed during your ownership?

(E) Dumping. Are you aware of any dumping on the property?

Date Installed Type of System

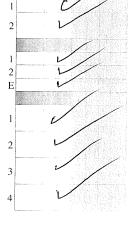
1. Are you aware of any existing hazardous substances on the property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?

Have you received written notice regarding the presence of an environmental hazard or biohazard on your property or any adjacent property?

Are you aware of testing on the property for any other hazardous substances or environmental concerns?

4. Are you aware of any other hazardous substances or environmental concerns that might impact upon the property?

Explain any "yes" answers in section 19:



Yes

20. MISCELLANEOUS

(A) Deeds, Restrictions and Title

1. Are you aware of any deed restrictions that apply to the property?

2. Are you hware of any historic preservation restriction or ordinance or archeological designation nation associated with the property?

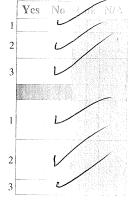
3. Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the property?

(B) Financial

1. 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 or other use restriction ordinances that remain uncorrected?

2. Are you aware of any mortgage, judgment, encumbrance, lien, overdue payment on a support obligation, or other debt against this property or Seller that cannot be satisfied by the proceeds of this sale?

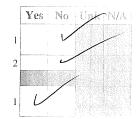
3. Are you aware of any insurance claims filed relating to the property?



Date	

Working?

Provider



(C) Legal

- 1. Are you aware of any violations of federal, state, or local laws or regulations relating to this property?
- 2. Are you aware of any existing or threatened legal action affecting the property?

(D) Additional Material Defects

1. Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form?

Note to Buyer: A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

	2. After completing this form	n, if Seller becomes aware of additional information about the gh inspection reports from a buyer, the Seller must update the
Ex	Seller's Property Disclosure are for informational purpose kplain any "yes" answers in section	e Statement and/or attach the inspection(s). These inspection reports es only.
21. ATTACHMENTS (A) The following a Seller's Prop	are part of this Disclosure if checked perty Disclosure Statement Addendum	d: n (PAR Form SDA)
best of Seller's knowledg the property and to othe INFORMATION CONTA	ge. Seller hereby authorizes the Lister real estate licensees. SELLER AINED IN THIS STATEMENT. S	forth in this disclosure statement is accurate and complete to the sting Broker to provide this information to prospective buyers of ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE Seller shall cause Buyer to be notified in writing of any informaa change in the condition of the property following completion of
SELLER Elmer E SELLER	E. Holyer	DATE _9-2-22
SELLER SELLER	/U	DATE 3-2-22 DATE DATE DATE
to fill out a Seller's Propert	ns of the Real Estate Seller Disclosure rty Disclosure Statement. The executo	OR, TRUSTEE SIGNATURE BLOCK Law, the undersigned executor, administrator or trustee is not required or, administrator or trustee, must, however, disclose any known mate-
rial defect(s) of the propert	ty.	DATE
	RECEIPT AND ACKNO	WLEDGEMENT BY BUYER
warranty and that, unless is Buyer's responsibility t	acknowledges receipt of this Discloss stated otherwise in the sales conti to satisfy himself or herself as to th	OWLEDGEMENT BY BUYER osure Statement. Buyer acknowledges that this Statement is not a ract, Buyer is purchasing this property in its present condition. It me condition of the property. Buyer may request that the property rais, to determine the condition of the structure or its components.
warranty and that, unless is Buyer's responsibility t	acknowledges receipt of this Discloss stated otherwise in the sales conti to satisfy himself or herself as to th	osure Statement. Buyer acknowledges that this Statement is not a ract, Buyer is purchasing this property in its present condition. It he condition of the property. Buyer may request that the property

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR)

THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978

1	PROPERTY 126 Martins Corner Rd, Coatesville, PA 19320-1026
2	SELLER Elmer Stoltzfus, Rebecca Stoltzfus
3	LEAD WARNING STATEMENT
4	Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such
5	property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead
6	poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient,
7	behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest
8	in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or
9	inspections in the Seller's possession and notify the Days of any Images lead based paint nazards from fisk assessments or
10	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.
11	SELLER'S DISCLOSURE
12	Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
13	Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the
14	basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other
15	available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)
16	
17	SELLER'S RECORDS/REPORTS
18	Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.
19	Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in
20	or about the Property. (List documents):
21	
22	Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.
23	SELLER E. Stotesfus Elmer Stoltzfus DATE 3/11/2022
24	SELLER Relucca 4. Afrikalus Rebecca Stoltzfus DATE 3/11/2022
25	SELLER Selvice H. State Selvice He above statements are true and accurate. SELLER Selvice Helvice H. State Helvice He
26	BUYER BeilerCampbell Auction Service
27	DATE OF AGREEMENT
28	BUYER'S ACKNOWLEDGMENT
29	
30	Buyer has received the pamphlet <i>Protect Your Family from Lead in Your Home</i> and has read the Lead Warning Statement.
31	Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records
32	and reports regarding lead-based paint and/or lead-based paint hazards identified above. Buyer has (initial one):
33	
	received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of
34	lead-based paint and/or lead-based paint hazards; or
35	/ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based
36	paint hazards.
37	Ruyer certifies that to the best of Dayon's knowledge the statements continued in Dayon's Lind and Lin
38	Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate. BUYER Reiler Campbell Auction Service DATE
39	DIVED
	DIVIED
40	DATE
41	AGENT ACKNOWLEDGEMENT AND CERTIFICATION
42	Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint
43	Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.
44	The following have reviewed the information above and cartify that the A court statements are the 1 of 11 of
45	The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief. Seller Agent and Buyer Agent must both sign this form.
45	Schei Agent and Buyer Agent must both sign this form.
46	BROKER FOR SELLER (Company Name) Beiler - Campbell Realtors
47	
48	BROKER FOR BUYER (Company Name)
49	LICENSEEDATE
L	



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