# CONDITIONS OF SALE OF IMPROVED REAL ESTATE OF SOLOMON STREET, LLC

DATE: November 8, 2024

- 1. The property to be sold is described as follows:
  - ALL THAT CERTAIN parcel or tract of land, and improvements located thereon, commonly known as 135 South 11th Street, Lebanon, Lebanon City, Lebanon County, PA 17042 Lebanon County GIS Parcel: 02-2336811-368241-0000 (the "Premises").
- 2. The highest approved bidder shall be declared to be the purchaser (the "Purchaser"). The highest approved bidder shall be required to execute the attached Agreement of Sale. The highest approved bid shall be the purchase price (the "Purchase Price"). If any dispute arises between two or more bidders, the property shall immediately be put up again at the last undisputed bid
- 3. There are no financing or other contingencies regarding Purchaser's obligation to complete the purchase. If the Purchaser intends to obtain any portion of the Purchase Price through a bank or other lender, the Purchaser is advised that his inability to do so by the last day stated for closing is at Purchaser's risk. If Purchaser does not pay the Seller the entire Purchase Price by the last date stated for closing then, in addition to all other remedies, Seller may retain the Earnest Money (as defined herein) and sue the Purchaser for the remainder of the Purchase Price. Seller shall be under no obligation to sign any type of financing documents including, without limitation, the FHA/VA Amendatory Clause should Purchaser elect to pursue financing. Purchaser acknowledges that he has had the opportunity to fully review the <u>Seller's Property Disclosure Statement</u> if one was required of Seller. Purchaser also acknowledges receipt of a copy of <u>Seller's Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards</u>.
- 4. The purchaser of said real estate shall immediately pay to the seller ten percent (10%) of the Purchase Price, or such other amount as is acceptable to Seller (the "Earnest Money"), directly to the seller, which shall be held by seller, and sign these conditions and agreement for the payment of the remainder of the purchase price on settlement and delivery of deed. At Seller's option, the Earnest Money deposit placed by Purchaser shall be with, and held by, The Real Estate Transfer Company, agents for Fidelity National Title Insurance Company ("Escrow Agent"), 279 North Zinn's Mill Road, Suite D, Lebanon, PA 17042, and shall be in the form of a certified or bank check, issued by a federally or state-chartered bank or lending institution, or such other form of immediately available funds that is acceptable to Seller in his sole discretion. If held by Escrow Agent, the Earnest Money shall be held in federally insured escrow account which does not earn interest.
- 5. The date, time and place of settlement shall be between the hours of 9:00 a.m. and 3:00 p.m., prevailing time, on or before December 31, 2024, at the offices of The Real Estate

Transfer Company, 279 North Zinn's Mill Road, Suite D, Lebanon, PA 17042 Phone: (717) 279-8313, Fax: (717) 272-0918, or at such other location that is agreeable to Seller. Buyer commissions The Real Estate Transfer Company, agents for Fidelity National Title Insurance Company, to issue all necessary or desirable policies of title insurance.

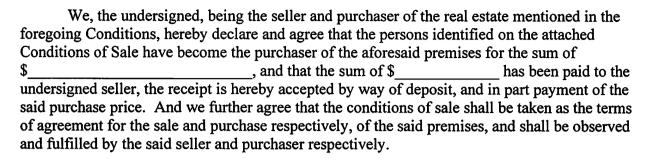
- 6. At the time of settlement, the seller, upon receipt of the said full purchase price and upon compliance with the conditions of the attached Agreement by the purchaser, will convey to the purchaser title to said property in accordance with the attached Agreement of Sale, free and clear of all liens and encumbrances, but subject to all visible easements, rights of way, and building or use restrictions, and any or all of the same which are a matter of record.
- 7. At the time of Settlement, the Seller, upon receipt of the full Purchase Price, and upon compliance with the conditions of the attached Agreement of Sale by Purchaser, will convey to Purchaser title to the Property via Deed of Special Warranty, in accordance with the attached Agreement of Sale, free and clear of all liens and encumbrances, but subject to all visible easements, rights of way, and building or use restrictions, and any or all of the same which are a matter of record. If the Property includes a manufactured home which has a vehicle or other title, Seller shall cooperate with Purchaser to transfer the title to Purchaser; all the cost and expense associated therewith shall be paid by Purchaser.
- 8. Purchaser shall pay the costs of preparing the Deed of Special Warranty, the acknowledgments thereof, and all real estate transfer taxes or stamps, local, Federal and Pennsylvania, required with regards to said Deed. In the event Purchaser desires to assign or otherwise transfer Purchaser's rights hereunder, Purchaser shall be solely responsible for all additional fees, costs or charges including, without limitation, additional real estate transfer taxes due as the result of the assignment or other transfer. Purchaser shall also be solely responsible for all costs and expenses of transferring the title to the single wide mobile home to Purchaser.
- 9. Possession will be given upon settlement and delivery of the Deed.
- 10. The sale is "with reserve" and Seller reserves the right to withdraw the Property from sale for want of a sufficient bid.
- 11. Taxes to and including the date of Settlement shall be paid by the Seller; all leases, if any, will be pro-rated and security deposits, if any, transferred to Purchaser at Settlement.
- 12. Taxes shall be pro-rated on a fiscal year basis. If applicable, any rollback taxes which become due as a result of the sale under the Pennsylvania Farmland and Forest Land Assessment Act of 1974, better known as "Clean and Green" or Act 319 (72 P.S. §5490.1 et seq.), or other tax abatement or reduction program, shall be paid by Purchaser.
- 13. In the event any monies are required to be escrowed in order to clear liens against the Property, including, without limitation, Pennsylvania Inheritance Tax, the monies shall be held by The Real Estate Transfer Company, agents for Fidelity National Title Insurance

Company, 279 North Zinn's Mill Road, Suite D, Lebanon, PA 17042, or the attorney or law firm hired by the Estate's Executor to file the PA Inheritance Tax return (REV-1500).

- 14. Municipal charges and assessments, such as water and sewer rents, if applicable, shall be prorated on a fiscal year basis.
- 15. It is agreed that no formal tender of deed need be made.
- 16. The Property is being sold "as-is/where-is" with no warranties, express or implied. Seller does not make any representations or warranties as to the condition of the Property. Seller shall be under no obligation to either make, or permit, modifications or repairs to the Property to satisfy the requirements of any municipal body, utility, lender or insurance company.
- 17. Upon failure to comply with the above conditions, the Earnest Money shall become forfeited to the Seller. Seller, at his option, shall have the full liberty, with or without notice, to resell the Property, either at public or private sale, and if on such resale there shall be any deficiency the Purchaser at this sale shall make good such deficiency, but the Purchaser at this sale shall not have any advantage from any increased price obtained at such resale. This right of Seller shall be in addition to all other rights contained herein and the attached Agreement of Sale.
- 18. The Seller shall not be liable for any damages for failure to convey a valid title for any reason beyond his control and in such event the Purchaser shall be entitled to receive a refund of the down payment, but shall have no further rights of action against the Seller.
- 19. If requested by Purchaser, Seller shall cooperate fully with Purchaser to allow the sale of the Property to qualify as an IRS Section 1031 tax deferred exchange. Purchaser shall be responsible for all expenses involved in Purchaser's efforts to quality for a Section 1031 tax-deferred exchange.
- 20. If the Property is rented, all rents shall be pro-rated as of the date of closing and all security deposits transferred to Purchaser.
- 21. In the event of conflict with the terms or conditions of the attached Agreement of Sale, the Agreement of Sale shall control.

"Seller"	"Purchaser"		
Solomon Street, LLC			

#### **AGREEMENT**



We, the purchaser or purchasers, further agree that if any monies are required to be escrowed in order to clear liens against the property, including, without limitation, Pennsylvania Inheritance Tax, the monies shall be held by The Real Estate Transfer Company, agents for Fidelity National Title Insurance Company, 279 North Zinn's Mill Road, Suite D, Lebanon, PA 17042.

We, the purchaser or purchasers, understand that there is <u>NO FINANCING</u> <u>CONTINGENCY</u> with regard to our obligation to complete this purchase. If we intend to obtain any portion of the purchase price through a bank or other lender, we understand that our inability to do so BY THE LAST DATE STATED FOR CLOSING is at our risk – if we do not pay the Seller the entire purchase price by the last date stated for Closing, the Seller may retain <u>ALL</u> of deposit money <u>AND</u> sue us for the remainder of the purchase price. We understand that we chose our lender and agree to suffer the consequences if we are unable to timely complete any necessary financing needed to meet our obligation to pay the entire purchase price.

This Agreement of Sale shall be governed by the laws of the Commonwealth of Pennsylvania. No modification of this Agreement shall be effective unless signed by all the parties. The parties agree that any matter which may be brought or pursued in court hereunder, or that is in any way connected with or related to this Agreement, shall be brought and maintained only in the Court of Common Pleas of the county in which the Property is located, and each party consents to such venue and the court's personal jurisdiction over each party. In the event of litigation involving this Agreement of Sale, the prevailing party shall be entitled to recover his or its reasonable attorneys' fees and costs incurred in investigating and prosecuting the action.

We, the purchaser or purchasers, further agree that if I/we shall acquire possession of the premises before payment of the purchase money and shall fail to make payment when due, I/we authorize the Prothonotary or any attorney-at-law to appear for me/us in any Court of Record and confess judgment in an amicable action of ejectment against me/us, in favor of the seller or the latter's assigns, for possession of said premises and direct the issuing of a writ of Habere Facias Possessionem, with a clause of Fieri Facias for costs; thereby waiving all irregularities, notice, leave of court and any and all provisions of present or future exemption laws.

IN WITNESS WHEREOF, we have hereunto set our hands this 8th day of November, 2024.

"Seller" Solomon Street, LLC		"Purchaser"
Purchaser Address:		
Phone Number(s):		
Email:		
Deed in the Name(s) of:		
Bank Contact:		
Check No.:	Bank:	
Driver's License – State and Number:		

## **Settlement Company Contact:**

Shirl A. Kichman, Manager The Real Estate Transfer Company 279 North Zinn's Mill Road, Suite D Lebanon, PA 17042 (717) 279-8313 shirl@ajflaw.net

	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).	
1	PROPERTY 135 S 11th St Lebanon PA 17042	
ż	SELLER	
,	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, it 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:	
9 10 12 12 13 13 15 15 15 15 15 15 15 15 15 15 15 15 15	<ol> <li>Transfers from a co-owner to one or more other co-owners.</li> <li>Transfers made to a spouse or direct descendant.</li> <li>Transfers made to a spouses that result from divorce, legal separation, or property settlement.</li> <li>Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of liquidation.</li> <li>Transfer of a property to be demolished or converted to non-residential use.</li> <li>Transfers of unimproved real property.</li> <li>Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.</li> <li>Transfers of new construction that has never been occupied when:         <ul> <li>a. The buyer has received a one-year warranty covering the construction;</li> </ul> </li> </ol>	
:	<ul> <li>b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model building code; and</li> <li>c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.</li> </ul>	
4 5	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.	<b>)</b>
	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 conditions 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.	: 1
	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.	
	Seller's Initials BH / Date 10/3/24 SPD Page 1 of 10 Buyer's Initials / Date	

Vex No Unk N/A	1. om
	1. SELLER'S EXPERTISE
V	(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) 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
i our XX	(1) (1)
<del></del>	1. When was the property most recently occupied? Correctly
	1. When was the property most recently occupied? Correctly 2. Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy the property?
	die property?
The contract of the contract o	3. How many persons most recently occupied the property?
	(B) Role of Individual Completing This Disclosure. Is the individual completing this form:
	1. The owner 2. The executor
	3. The administrator
	4. The trustee
	(C) When was the property purchased? (2/2//2 3
	5. An individual holding power of attorney (C) When was the property purchased? (D) Are you aware of any pets having lived in the house or other structures during your ownership?  Explain continuo 2 (f. a.
<del></del>	Explain section 2 (it needed):
Yes No Unk N/A	3. CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS
100 Out 100	(A) Type. Is the Property part of a(n):
	1. Condominium
	2. Homeowners association or planned community
	3. Cooperative
	4. Other type of association or community  (B) If "yes," how much are the fees? S, paid (
	(C) If "yes," now much are the lees? S, paid ( \( \text{ Monthly} \) ( \( \text{ Quarterly} \) ( \( \text{ Tearly} \)
	responsible for supporting or maintaining? Explain:
	responsible for supporting of maintaining: explain:
	(D) If "yes," provide the following information about the association:
	1. Community Name
	2. Contact
	3. Mailing Address
	4. Telephone Number
	(E) How much is the capital contribution/initiation fee? S
	Notice to Buyer: A buyer 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 resule 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.
	4. ROOF AND ATTIC
Yet No Unk N/A	(A) Installation
	1. When was the roof installed?
	2. Do you have documentation (invoice, work order, warranty, etc.)?
	(B) Repair
	1. Has the roof or any portion of it been replaced or repaired during your ownership?
	2. If it has been replaced or repaired, was the existing roofing material removed?
<del>                                      </del>	(C) Issues
<del></del>	1. Has the roof ever leaked during your ownership?
	2. 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:
	repair or remediation elloris:
711	1 2 1 2 1 1
Seller's Initials BH /	Date 10/3/24 SPD Page 2 of 10 Buyer's Initials / Date

THE PARTY OF THE P

Ves No Unk Sta	IENTS AND CRAWLSPACES		
A)St	որ Բսար		
2	Does the property have a sump pit? If yes, how Does the property have a sump pump? If yes, l	many?	
3.	f it has a sump pump, has it ever run?		
(B) W	f it has a sump pump, is the sump pump in we ster Infiltration	orking order?	
1.	are you aware of any water leakage, accumula pace?	tion, or dampness withi	n the basement or cra
2.	Do you know of any repairs or other attempts the basement or crawl space?	o control any water or	dampness problem in
3.	are the downspouts or gutters connected to a p	ublic system?	-C
explain a repair or	y "yes" answers in this section, including to emediation efforts:	he location and extent	of any proofeti(s) at
Yes No Unk N/A 6. TERM	ITES/WOOD-DESTROYING INSECTS, I	RYROT, PESTS	
1	re you aware of any termites/wood-destroying	insects, dryrot, or pest	s affecting the proper
2.	re you aware of any damage caused by termit	es/wood-destroying ins	ects, dryrot, or perts?
	alment		
	your property currently under contract by a live you aware of any termite/pest control report		
Explain a	y "yes" answers in section 6, including the	name of any service/tr	eatment provider, if
plicable:			
Yes No Uuk N/A 7. STRU	TURAL ITEMS		
1A(A)	you aware of any past or present movement,	shifting, deterioration, o	r other problems with
(B) An	lls, foundations, or other structural component you aware of any past or present problems wi	s?	
	ils on the property?	in uriveways, waikways	s, patios, or retaining
(C) Ar	you aware of any past or present water infiltra	tion in the house or oth	er structures, other th
the (D)Stu	oof, basement or crawl spaces? co and Exterior Synthetic Finishing System		
	your property constructed with stucco?	•	
2.1	your property constructed with an Exterior In	sulating Finishing Syste	em (EIFS), such as
	ryvit or synthetic stucco, synthetic brick or sy "yes," when was it installed?	nthetic stone?	
(E) Are	you aware of any fire, storm, water or ice dam	age to the property?	
Explain as	ou aware of any defects (including stains) in "yes" answers in section 7, including the le	flooring or floor covering	ngs?
repair or r	mediation effects		ny problem(s) and :
	ONS/ALTERATIONS		**************************************
(A) Hav	any additions, structural changes, or other all	erations been made to t	he property during yo
(R) Arm	ership? Itemize and date all additions/alteration	ns below.	
Zor	ou aware of any private or public architectura ng codes?	il review control of the	property other than
		Were permits	Pin 1:
Addition, structi change, or altera	Type outline to the	obtained?	Final inspections/ approvals obtained
Change, or anera	on of work	(Yes/No/Unknown)	(Yes/No/Unknowi
		(Yes/No/Unknown)	(Yes/No/Unknow
		<del> </del>	
	cet describing other additions and alteration	<u> </u>	
	eer nestrilling albergaallant and alloralla	anc is allocked	

Seller's

Note to Buyer: The PA Construction Code Act, 35 P.S.\$7210.101 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, obtained. Where required permits were not obtained, the municipality might require the current owner to apprade or remove changes made by 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 coverthe risk of work done to the property by previous owners without a permit or approval. Note to Buyer: According to the PA Starmwater 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.

Yes No Unk N/A	<sub>7</sub> 9. Water supply
	(A) Source. Is the source of your drinking water (cheek all that apply):
	I. Public
	2. A well on the property
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	3. Community water
	4. A holding tank
1987	5. A cistem
4.47	6. A spring
93.0	7. Other
	8. No water service (explain):
	(B) Bypass Valve (for properties with multiple sources of water)
	1. Does your water source have a bypass valve?
	2. If "yes," is the bypass valve working?
ALTER TOTAL SECTION	(C) Well
	1. Has your well ever run dry?
	2 Depth of Well
	3. Gallons per minute, measured on (date)  4. Is there a well used for something other than the primary source of drinking water?
	4. Is there a well used for samething other than the primary source of drinking water?
	5. If there is an unused well, is it capped?
5.50 S. C.	(D) Pumping and Treatment
	I. If your drinking water source is not public, is the pumping system in working order? If "no,"
	"no," explain;
(4.2)	2. Do you have a softener, filter, or other treatment system?
	3. Is the softener, filter, or other treatment system leased? From whom?
	(E) General
	1. When was your water last tested? Test results:
	2. Is the water system shared? With whom?
	(1) 133003
l lagdet i	1. Are you aware of any leaks or other problems, past or present, relating to the water supply,
2 2 13 13 13	pumping system, and related items?
لنسلسلسا	2. Have you ever had a problem with your water supply?
	Explain any "yes" answers in section 9, including the location and extent of any problem(s) and any
	repair or remediation efforts:
	10. SEWAGE SYSTEM
Yes No Unk N/A	(A) General
	<ol> <li>Is your property served by a sewage system (public, private or community)?</li> </ol>
	2. If no, is it due to availability or permit limitations?
13 3 4 33	3. When was the sewage system installed (or date of connection, if public)?
	(B) Type Is your property served by:
	1. Public (if "yes," continue to E, F and G below)
stina stil s	2. Community (non- public)
2.7	3. An individual on-lot sewage disposal system
1 1 1 1 1 1 1 1	4. Other, explain:
Initials BH / D	nate 10/3/24 SPD Page 4 of 10 Buyer's Initials / Date
Initials Pili	ate 10/3/29 SPD Page 4 of 10 Buyer's Initials / Date

				13. HEATINGSYSTEM
Yes	No	Unk	N/A	(A) Fuel Type(s). Is your heating source (check all that apply):
-				1. Electric
				2. Natural gas
				3. Fuel oil
				4. Propane
			200	5. Geothermal
				6. Coal
				7. Wood
				8. Other
				(B) System Type(s) (check all that apply):
				1. Forced hot air
			<u>'`</u>	2. Hot water
				3. Heat pump
/				4. Electric baseboard
			1	5. Steam
				6. Radiant
				7. Wood stove(s) How many?
				8. Coal stove(s) How many?
				9. Other
	_			(C) Status
	,	<u></u>		1. When was your heating system(s) installed?
		_		2. When was the heating system(s) last serviced?
				3. How many heating zones are in the property?
	_			4. Is there an additional and/or backup heating system? Explain:
	-	2.4		(D) Fireplaces
	-		<u> </u>	1. Are there any fireplace(s)? How many?
-				2. Are all fireplace(s) working?
				<ul> <li>3. Fireplace types(s) (wood, gas, electric, etc.):</li> <li>4. Were the fireplace(s) installed by a professional contractor or manufacturer's representative?</li> </ul>
			Ш	4. Were the fireplace(s) installed by a professional contractor or manufacturer's representative?
			ļ	5. Are there any chimney(s) (from a fireplace, water heater or any other heating system)?
				6. How many chimney(s)? When were they last cleaned?
$\rightarrow$				7. Are the chimney(s) working? If "no," explain:  (E) List any areas of the house that are not bested:
			$\Box$	(L) List any areas of the nouse that are not heated.
	- /	- 1		(F) Heating Fuel Tanks
	7			1. Are you aware of any heating fuel tank(s) on the property?
	_			2. Location(s), including underground tank(s):
$\dashv$	ار ــــــــــــــــــــــــــــــــــــ	/s		3. If you do not own the tank(s), explain:
			لــــا	Are you aware of any problems or repairs needed regarding any item in section 13? If "yes," expla
_				14. AIR CONDITIONING SYSTEM
Yes	No	Uak	N/A	(A) Type(s). Is the air conditioning (check all that apply):
	<del>- /</del>	1		
	i –	†	-	
		1	1	3. Window units
		T		4. Other
				5. None
	1			(B) Status
		<b>i</b> —	<del>1</del>	1. When was the central air conditioning system installed?
		i		2. When was the central air conditioning system last serviced?
	ť.,		1	3. How many air conditioning zones are in the property?
			$\vdash$	(C) List any areas of the house that are not air conditioned:
T T				Are you aware of any problems with any item in section 14? If "yes," explain:
· · ·		41-1		15. ELECTRICAL SYSTEM
Yes	No	Unk	N/A	(A) Type(s)
			L	1. Does the electrical system have fuses?
				2. Does the electrical system have circuit breakers?

Yes	No	Unk	N/A
3 5 7			
		, 3	

(B) What is the system amperage? 200

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

Are 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.

ltem	Ycs	No		ltem	Yes	No
Electric garage door opener		7		Trash compactor		1
Garage transmitters		7		Garbage disposal		7
Keyless entry	1			Stand-alone freezer		
Smoke detectors			91 ·	Washer		
Carbon monoxide detectors	1	,		Dryer		
Security alarm system		1		Intercom		1
Interior fire sprinklers				Ceiling fans		
In-ground lawn sprinklers			1.52	A/C window units		
Sprinkler automatic timer		7	1.	Awnings		
Swimming pool			- / /	Attic fan(s)		
Hot tub/spa		7		Satellite dish	1	7
Deck(s)				Storage shed	1/	
Pool/spa heater			•	Electric animal fence		
Pool/spa cover		7		Other:	1	
Whirlpool/tub		7,1	: .	1.	1 1	
Pool/spa accessories		7	V -	2.	1 1	
Refrigerator(s)	1			3.	1	
Range/oven	0			4.	1	
Microwave oven			1	5.	<del>                                     </del>	
Dishwasher		7	~ <del>~</del> (4)	6,	<del>                                     </del>	

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

Yes	No	Unk	N/A
	Z		
	1		

#### 17. LAND/SOILS

#### (A) Property

- 1. Are you aware of any fill or expansive soil on the property?
- Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the property?
- 3. Are you aware of sewage sludge (other than 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 proposed 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 countles 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).

Seller's Initials BH / Date 10/7/24	SPD Page 7 of 10	Buyer's Initials/ Date
-------------------------------------	------------------	------------------------

<u> </u>	T	1		(B) Preferential Assessment and Development Rights Is the property, or a portion of it, preferentially assessed for tax purposes, or subject to limited
Yes	No	Unk	N/A	development rights under the: 1. Farmland and Forest Land Assessment Act - 72 P.S.§5490.1 et seq. (Clean and Green Program)
<u> </u>	1	1-	+	2. Open Space Act - 16 P.S. §11941 et seq
	1-	<del>                                     </del>	1	3. Agricultural Area Security Law - 3 P.S. §901 et seq. (Development Rights)
	7	1	$\top$	A Any other law/property
				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 sults 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):
	-			1. Timber 2. Coal
	7		1 -	3. Oil
	7	2		4. Natural cas
	1 /	1		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 scarching 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
Yes	No	. Unk	N/A	(A) Flooding/Drainage
				1. Is any part of this property located in a wetlands area?
	1		<u> </u>	2. Is the property, or any part of it, designated a Special Flood Hazard Area (SFIIA)?
	1	_	-	3. Do you maintain flood insurance on this property?     4. Are you aware of any past or present drainage or flooding problems affecting the property?
	V	•		5. 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
l				permanently conveys or manages storm water, including any basin, pond, ditch, drain, swale,
<u> </u>				culvert, pipe or other feature?
				7. If "yes," are you responsible for maintaining or repairing that feature which conveys or man-
				ages 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:
	** .			
		٠		(B) Boundaries
	/			Are you aware of any encroachments, boundary line disputes, or easements affecting the property?  Note to Brown Most appropriate to the control of the property of the control of the property.  The control of the property of the control of the property of the control of the property of the propert
				Nate to Buyer: Most properties have casements running across them for utility services and other reasons. In many cases, the casements 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 casements and
				restrictions by examining the property and ordering an Abstract of Title or searching the records
	1			in the Office of the Recorder of Deeds for the county before entering into an agreement of sule.
	$-\!$			2. Do you access the property from a private road or lane? 3. If "yes," do you have a recorded right of way or maintenance agreement?
	_			4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or
i			- 1	maintenance agreements?
L				Explain any "yes" answers in section 18(B):
	_			
Seller's Initials	BH		1	Date 10/3/24 SPD Page 8 of 10 Buyer's Initials / Date

	0	STATE OF	-					
		NULL R		1	. Are you aware of any test	lity (other than radon)	air quality in the prope	erty?
	1	3216	M.	2	Other than general house	hold cleaning have you tak	en any efforts to contro	ol or remediate
					mold or mold-like substa	inces in the property?		
21824	3645	10.16		1	Note to Buyer: Individuals	may be affected differently	or not at all, by mold	contamination. If
343				n	nold contamination or indo	or air quality is a concern,	buyers are encouraged	l to engage the serv-
	100	938		ic	ces of a qualified profession	nal to do testing. Informatio	n on this issue is availa	able from the United
				S	tates Environmental Protec	tion Agency and may be ob	tained by contacting L	4Q INFO, P.O. Box
	-18	1355	0.04		7133, Washington, D.C. 20			
		2			Radon			
	_	2009		1.	. Are you aware of any tes			ouildings on the
	100	2.20	tig.		property? If "yes," list da	ite, type, and results of all t	ests below:	The same of
						First Test		Second Test
15.55			EB		Date	-		
	368		EBG		ype of Test			
	486		30		lesults (picocuries/liter)			
4000	1	917990. I	5.2	,	Same of Testing Service			
		380/9787	6.5%	2.	. Are you aware of any rade			te installed and
						hether it is in working order	below:	
					Date Installed	Type of System	Provider	Working?
				(C)	Lead Paint			
				(0)		ay to a standard become		
Yes	V. 1				ledge of and records and	ed, or if construction began reports about, lead-based p	, before 1978, you mus	at disclose any know
162	No.	Unk	N/A					
-	-	450	340		l. Are you aware of any	lead-based paint or lead-bas	sed paint hazards on the	property?
					2. Are you aware of any on the property?	reports or records regarding	lead-based paint or lea	id-based paint hazar
Carlos		055	100	(D)	Tanks			
	0	0.88	\$1GC		30,000,000,000	existing or removed underg	round tanke? Sizar	
	1		134		<ol><li>If "yes," have any tank</li></ol>	s been removed during you	r ownership?	
		1	25.95	(E)	Dumping. Are you awa	re of any dumping on the p	roperty?	
10.10	26.00	Alexa L		(F)	Other			
	1		0.5		1. Are you aware of any o	existing hazardous substance	es on the property (stru	cture or soil) such
	1	Seminary I	Ess		as, but not inmited to.	aspestos or polychlorinated	hinkenyle /PCDe39	
-	-		476		mazaru on your propert	tten notice regarding the pro y or any adjacent property?		
	1		80		<ol><li>Are you aware of testing</li></ol>	ig on the property for any o	ther hazardous substan	ces or environment
	/	Sell I	12.5					
/	~	38.99	7,007		apon the property?	other hazardous substances	or environmental conce	ims that might impa
				Explain a	any "yes" answers in secti	on 19:		
						and the second second	A consideration of the State	1000
				20. MI	SCELLANEOUS			
Yes	No	Unk	N/A	(A)	Deeds, Restrictions and	Title		
	4	500	2.0		1. Are you aware of any d	leed restrictions that apply t	o the property?	
	1							
	1				tion associated with the	nistoric preservation restrict	ion or ordinance or arc	neological designa-
	1	OF STREET	566					
					warranty deed or conve	eason, including a defect in eying title to the property?	title, that would prever	at you from giving a
		No.	253	(B)	Financial	y and to the property.		
		1100	550		1. Are you aware of any n	ublic improvement, condon	atata a sa	
					safety or fire ordinance	s or other use restriction on	l any violations of zoni linances that remain un	ing, housing, buildin
	1				2. Are you aware of any n	nortgage, judgment, encum t against this property or Sc	L	
	1		68			nsurance claims filed relation		and the proceed
	als B	7		Date /	Company of the Compan	med relatif	is to the property?	

Yes 1	No Unk 1																	
, <del>  '''   '</del>			(C)	Legal	uon awa	of ar	~~ violat	tions of	'Cadaral	olale, (	o- local	lews G	- reculat	ion	relati	ng to	this	
				prop	erty?													
9000 16			ימי	2. Are :	you awa	are of ar	ny existi Defects	ing or th	hreatene	d legal	action	affectin	g the pr	opc	rtyr			
	TARRET .	聞						; rial defec	to th	n	~ Au	lling	~- មូនជារ	~~q \	vhich	are no	t	
' LL	言語	-7. -0.		discl	osed els	iewhere	on this	form?										
				it that is unreasi tem is a system	would hi onable r at or bey is not b	iave a si risk to p yond the by itself (	ignifican people of e end of a materi	defect is nt advers on the pro f the norn	se Impa roperty. mal use ci.	ict on th The fac Iful life	he value it that a of such	e of the structu a struc	property iral elen itural ele	y or neni emc	that u , syste ni, sys	m or s tem o	s an rybsys- r sub-	
				2. Afte	r compl	leting th	is form.	. if Selle	er beco	mer ä <i>n</i>	vare of	additio	nel info	orm	ation	about	the	
				prop	erty, in	icluding	through	h inspect Stateme	tion rep	orts fro	om a bu	iver, the	: Seller 1	mus	t upda	te the		
		_		are fi	or inform	mationa	al purpos	ses only.	<i>t</i> .			_					op	
		F	ixpla	in eny '	"yes" at	nswers	in section	lon 20: _									<del></del>	
		-							<del></del>					_				_
	CHMENTS	-																
(A) The	following a	re par	rt of t	his Dis	closure	if chec	ked:											
	Seller's Prop	ierty i	Disclo	osure St	atement	t Adden	ıdum (PA	AR Form	m SDA)	)								
																	_	
																	_	
of Seller's keerty and to containing	other real e ED IN THIS	'Seller state l SSTA	r hero licens \TEM	eby auti sees."Si IENT. S	horizes ELLER Seller sl	the Lis R ALON hall cau	sting Br NE IS R use Buy	roker to RESPON er to be	nis discl provid NSIBLE notifie	le this is E FOR the wi	informa THE A riting o	ition to ACCUR of any is	prospe RACY C nformat	etiv )F 7 tion	re buy THE II supp	ers of NFOF lied or	the pr	op-
of Seller's k erty and to CONTAIN! form which	knowledge." other real e ED IN THIS is rendered	'Seller state l S STA l inace	r here licens ATEM curat	eby autisees."Si IENT. : ie by a c	horizes ELLER Seller sl	the Lis R ALON hall cau	sting Br NE IS R use Buy	roker to RESPON er to be	nis discl provid NSIBLE notifie	le this is E FOR the wi	informa THE A riting o	ation to ACCUR of any is comple	prospe RACY C nformation of (	ectiv )F 7 tion this	re buy THE II suppl form.	ers of NFOF lied or	the pr RMAT: a this	op- ION
of Seller's kerty and to CONTAINS form which	knowledge," other real e ED IN THIS is rendered	Seller state SSTA inacc	r here licens TEM curat	eby autisees."SI IENT. Sie by a c	horizes ELLER Seller sl change l	the Lis R ALON hall cau in the c	sting Br NE IS R use Buy condition	roker to RESPON ver to be on of the	nis discl provid NSIBLE notifie proper	le this in E FOR ed in wi	nforms THE A riting o	ation to ACCUR of any is comple	prospe RACY C nformation of (	ectiv )F 7 tion this	re buy THE II suppl form.	ers of NFOF lied or	the pr RMAT: a this	op- ION
of Seller's kerty and to contains form which SELLER	knowledge." other real e ED IN THIS is rendered	Seller state SSTA inacc	r here licens TEM curat	eby autisees."SI IENT. Sie by a c	horizes ELLER Seller sl change l	the Lis R ALON hall cau in the c	sting Br NE IS R use Buy condition	roker to RESPON ver to be on of the	nis discl provid NSIBLE notifie proper	le this in E FOR ed in wi	nforms THE A riting o	ation to ACCUR of any is comple	prospe RACY C nformation of (	ectiv )F 7 tion this	re buy THE II suppl form.	ers of NFOF lied or	the pr RMAT: a this	op- ION
of Seller's kerty and to CONTAINS form which	chowledge." other real e ED IN THIS is rendered	Seller state   SSTA linace	r here licens ATEM curat	eby autisees."Si IENT. i	horizes ELLER Seller si change i	the Lis R ALON hall cau in the c	sting Br NE IS R use Buy condition	roker to RESPON ver to be on of the	nis discl provid NSIBLE e notifie e proper	le this is E FOR ed in wi	nforms THE A riting o	ation to ACCUR of any in comple	prospe RACY C nformat	ectiv OF 7 tion this	re buy THE II suppl form.	ers of NFOF lied or	the pr RMAT: a this	op- ION
of Seller's kerty and to contains form which SELLER SELLER SELLER According to fill out	chowledge." other real e ED IN THIS is rendered	Seller estate   S STA   inacc	r here licens ATEM ccurat	EXEC	horizes ELLER Seller si change i	the List ALON hall cau in the c	sting Br NE IS R use Buy condition	roker to RESPON Ver to be on of the RATOR,	nis disches provide NSIBLE e notifie e proper	te this is E FOR ed in warry folk TTEE S	riting of cowing of the cowing	ation to ACCUR of any in comple	prospe ACY Conformation of the DATE DATE DATE DATE	ctive of the control	or true	ers of NFOF lied or	the present this a this	op- ION
of Seller's kerty and to contains form which SELLER SELLER SELLER According to fill out	ing to the prout a Seller's	Seller estate   S STA   inacc	r here licens ATEM ccurat	EXEC	horizes ELLER Seller si change i	the List ALON hall cau in the c	sting Br NE IS R use Buy condition	roker to RESPON Ver to be on of the RATOR,	nis disches provide NSIBLE e notifie e proper	te this is E FOR ed in warry folk TTEE S	riting of cowing of the cowing	ation to ACCUR of any in comple	prospectacy of officers of the control of the contr	ctive of the control	or true	ers of NFOF lied or	the present this a this	op- ION
of Seller's kerty and to contains form which SELLER SELLER SELLER According to fill out	ing to the prout a Seller's	Seller estate   S STA   inacc	r here licens ATEM ccurat	EXEC	horizes ELLER Seller si change i Change i	the List ALON hall cau in the c	sting Br NE IS R use Buy condition	roker to RESPON ver to be on of the RATOR, ure Law, utor, adm	nis discles provid NSIBLE e notifie e proper	te this is FOR In the second of the second o	riting of owing of the second	TURE I	prospe RACY Conformation of the conformation o	ctive of the control	or true	ers of NFOF lied or	the present this a this	op- ION
of Seller's kerty and to contains form which SELLER SELLER SELLER According to fill our rial defermance.	ing to the prut a Sciler's excits) of the	Seller state   S STA i inacc	r here licens ATEM curat	EXEC	CUTOR, I Estate E Statem	the List ALON hall cau in the c	sting Br NE IS R use Buy condition INISTR Disclosu he execu	RATOR, ure Law, utor, adm	his discless provide NSIBLE e notifie e proper prop	te this is FOR In the following the followin	riting of owing of the second owing owing owing owing owing owing owing the second owing owing the second owing owing the second owing owing the second owing the	FURE I butter, address to DATE	prospe RACY Conformation of the conformation o	C C C C C C C C C C C C C C C C C C C	or trus	ers of NFOF illed or	not recown ma	op- ION
of Seller's kerty and to contains form which SELLER SELLER SELLER According to fill our rial defendance.	ing to the prut a Seller's sect(s) of the product a Seller's sect(s) of th	Seller state   S STA   i inacci	r here licens ATEM scurat ms of firty Dirty.	EXEC the Reasisclosure	CUTOR, I Estate C Statem	c, ADMI Seller I ment. Th	sting Br NE IS R use Buy condition  INISTR Disclosu he execu	RATOR, ure Law, utor, adm	tatemer	te this is FOR In the following the followin	THE Ariting of owing of the common owing owing owing owing owing owing the common owing owing the common owing th	FURE I BUYER	prospe RACY Conformation of the conformation o	ective of the control	or trus	ers of NFOF illed or	not recown ma	op- ION
of Seller's kerty and to contains form which SELLER SELLER SELLER Tail defended by the self of the sel	ing to the prout a Seller's exct(s) of the prout a seller's exct(s) ex	Seller state S STA in in accordance ovision Proper proper unyer a unless	r here licens ATEM scurat ms of mty Dirty.	EXEC the Realisclosure	CUTOR, I Estate EStatem  RECE: S receips revise lt	c, ADMI Seller I nent. Th	INISTR Disclosure execu	RATOR, ure Law, utor, adm	nis discles provid NSIBLE e notifie e proper	te this is FOR In the following the followin	THE Ariting of owing of the control	FURE I Suttor, ad must, ho	prospe RACY Conformation of the conformation o	cetive)F7	or trus	ers of NFOF NFOF NFOF NFOF NFOF NFOF NFOF NFO	not recown ma	op- ION
of Seller's kerty and to contains form which SELLER SELLER SELLER Tail defend to fill our rial defendance of the seller of the s	ing to the prut a Seller's sect(s) of the product a Seller's sect(s) of th	Seller state   S STA   i inacci   S STA   i inacci	ns of firty Dirty.	EXEC the Realisclosure	CUTOR, I Estate EStatem  RECE: S receips  rwise it asself or	c, ADMI Seller I nent. The	INISTR Disclosuhe execu	RATOR, ure Law, utor, adm	his discless provide NSIBLE e notifie e proper prop	te this is FOR In the following the followin	riting of owing of the second owing owing owing the second owing owing the second owing the seco	TURE I tutor, admust, ho	prospectacy of a prospe	cetive of the ce	or trus	ers of NFOF illed or	not recown ma	op- ION
of Seller's kerty and to contains form which SELLER SELLER SELLER Tail defend to fill our rial defendance of the seller of the s	ing to the prout a Sciller's ect(s) of the prout a Sciller's ect(s) of the prout a sciller's ect(s) and that, it's responsible ected, at Buy	Seller state   S STA d inacco	ns of firty Dirty.	EXEC the Rearisclosure exists and see and	CUTOR, Il Estate e Statem  RECE: s receip rwise it uself or by qual	ALON hall cau in the coin the	INISTR Disclosuhe execu	RATOR, ure Law, utor, adm	TRUS  , TRUS  , the uncinistrat  LEDGE tatements  it to o determine the content of the content o	EMEN.  EMEN.  EMEN.  EMEN.  EMEN.  The purcher of the profine the	THE A riting of owing of owing of owing of owing of owing of owing of the condition of the	FURE I sutor, admust, ho DATE	prospector of the structure of the struc	at the its required	or trus	NFOF illed or illed o	not recown ma	op- ION

+configurational comments and comments and comments and comments are comments and comments are comments and comments are comments are comments and comments are c

DATE

**BUYER** 

545

# Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

# **Lead Warning Statement**

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.

Sel	ller's Disc	losure			
(a)	Presence	e of lead-based paint an	ıd/or lead-ba	sed paint hazards (check	(i) or (ii) below):
	(i)	_ Known lead-based pa (explain).	int and/or le	ad-based paint hazards a	are present in the housing
(b)		Selier has no knowled and reports available to			sed paint hazards in the housing.
, ,		_ Seller has provided the	e purchaser v	with all available records	and reports pertaining to lead- g (list documents below).
	(ii)	Seller has no reports of hazards in the housing		rtaining to lead-based pa	int and/or lead-based paint
Pu	rchaser's	Acknowledgment (initia	al)		
(c)		Purchaser has received	d copies of a	ll information listed abov	e.
(d)		Purchaser has received	the pamph	let <i>Protect Your Family fror</i>	n Lead in Your Home.
(e)	Purchase	er has (check (i) or (ii) be	low):	•	
	(i)	received a 10-day oppoment or inspection for	ortunity (or n	nutually agreed upon per e of lead-based paint and	iod) to conduct a risk assess- /or lead-based paint hazards; or
	(ii)	waived the opportunity lead-based paint and/o			pection for the presence of
Age	ent's Ackr	nowledgment (initial)			
(f)		Agent has informed th aware of his/her respo			er 42 U.S.C. 4852d and is
Cert	tification	of Accuracy			
The	following		information and accurate.	above and certify, to the be	st of their knowledge, that the
£	all	1	10/3/24 Date		
Selle	er		Date	Seller	Date
Purc	haser		Date	Purchaser	Date
Ager	nt		Date	Agent	Date