	This form recommended	and approved for, but not re	estricted to use by, the me	mbers of the Pennsyl	vonia Assoc	iation of Real	tors ⁴ (PAR).		SFD
ŧ	PROPERTY 462	Goerges Dream	Drive	/ 6460	Old Pl	ank Road	Newburg	Pa	16621
2	SELLER	orms J Alemovitz	<u> </u>	··					
3	ľ	NFORMATION R	EGARDING THI	E REAL ESTA	te sel	LER DIS	CLOSURE	LAW	
ís T	seller in a residential law. A residential re transfer of an interes	ing, the Real Estate Se il real estate transfer r al estate transfer is do st in real property who I. The Law defines a	nust make certain dis efined as a sale, excl ere NOT LESS THA	sclosures regardi hange, installmen AN ONE AND N	ng the pro it sales co OT MOR	operty to po ontract, leas tE THAN	otential buyers se with an opti FOUR RESII	in a form on to buy	defined by the grant or other
2 2 2 3 3 3	2. Transfers to 3. Transfers fr 4. Transfers m 5. Transfers b 6. Transfers b 1. Inquidation. 7. Transfer of 8. Transfer of 9. Transfers b 10. Transfers b 10. Transfers o 10.	a property to be demonstrated an improved real property a fiduciary during the form of the construction the ver has received a one ilding has been inspect goode; and icate of occupancy or mese exceptions, disclosures or facilities are ative interests. Trequires certain disclosure for the basic disclosure for discloses Seller's known and the basic disclosure for the contraction of the basic disclosure for the contraction of the basic disclosure for the contraction of the contraction	at result from a buyer or more other co-over descendant. esult from divorce, le ership or other associalished or converted erty. The administration of at has never been uccepted for compliance a certificate of code esures for condomining trace, this statement closure required, as those esures, this statement closure requirements arm can find the form overledge of the condition of may wish to obtain	egal separation, of iation to its share to non-residential adecedent estate expired when: ring the construct with the applical compliance has ums and cooperate elements are all includes discloss and to assist but on the Web site tion of the propen. This Statement.	r property holders, p luse. guardian ion; le buildir been issue tives are l ready add ares beyon yers in eva of the Per	settlement partners or aship, conse ag code or, ed for the d limited to the diressed in the advantage the msylvania the msylvania the date sign	it. other equity of a creatorship or the indicate indicate in the seller's partice in the laws that go are property being state Real Estanced by Seller and fany kind by Seller and fany kind by Seller and sell	wners as particular unitionally re- icular unitioners the Lage considerate Communities and is not is like the constant of the contract of the	part of a plan of cognized model (s). Disclosures resale of condouve in an effort to tred, Sellers who ission.
3	resentation by any the condition of the	listing real estate brok property that may no hat may not be addres	er, any selling real es t be included in this i	state broker, or th	eir license	ees. Buyer	is encouraged	to addres:	s concerns abou
3	walue of the proper is at or beyond the	fect is a problem with ty or that involves an end of the normal use	unreasonable risk to	people on the pro	perty. The	e fact that a	structural elei	nent, syst	em or subsysten
3	en the property. Check	, unknown (nuk) er i k unknown when the c	not applicable (N/A question does apply () for each quest to the property b	on. Be su it you are	ire to check not sure of	(N/A when a of the answer,	question (loes not apply t
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Instanetronms:

	Yes	No	Unk	N/A
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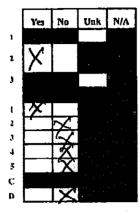
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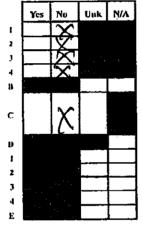
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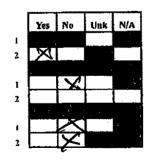
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			EATERISE

- (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 licensec?

Explain any "yes" answers in Section 1:

2. OWNERSHIP/OCCUPANCY

- - 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? TWO
- (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
 - 5. An individual holding power of attorney
- (C) When was the property purchased? 1982
- (D) Are you aware of any pets having lived in the house or other structures during your ownership? Explain Section 2 (if needed):

3. CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS

- (A) Type. Is the Property part of u(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? \$ _____, paid (\(\sum \) Monthly) (\sum \) Quarterly) (\(\sum \) Yearly)
- (C) If 'yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain:
- (D) If "yes," provide the following information about the association:
 - Community Name
 - 2. Contact_
 - Mailing Address
 - 4. Telephone Number
- (E) How much is the capital contribution/initiation fee? \$

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 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 montes until the certificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.

4. ROOF AND ATTIC

- (A) Installation
 - 1. When was the roof installed? AL WITHIN THE CAST 9 YEARS
 - 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?
- (C) Issues
 - 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:

» Seller's Initials	Date 12-2-16
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SPD Page 2 of 10

Instanetrorms:

			The second secon	D. C. C. C.	4	
(1)			5. BASEMENTS AND CRAWLS (A) Sump Pump — Not Fo 1. Does the property have a	PACES DUELLI	WEST	
01		Unk N/A	(A) Sump rump — No 1 FO	cum nil? If yes how	many)	
02 1			2 Does the property have a	sump pit: It yes, now i	w many? ONE	FOR I DATES STATE
(I) 2	 		3. If it has a summ numn has	stanp pump: 11 yes, no s it ever ma?	w many:	TORIVINE A
at 3	-اا-ر-Ωرنا		4 If it has a sum p pump, its	he sump pump in worki	ing order?	
as 4	ex'		2. Does the property have a 3. If it has a sump pump, has 4. If it has a sump pump, is (B) Water Infiltration — SH 1. Are you aware of any wat	with langer	MACIONIANIA F	TOODS - CONBETT
(U£)	10/	·	1. Are you aware of any wat	er leakage, accumulation	n, or dampness within	the basement or crawl
107 108			space?	3 ·	•	
ing.			Do you know of any rep	airs or other attempts to	control any water or	dampness problem in
1""] 116			the basement or crawl sp	ace?		
111 3			Are the downspouts or gr			
112	,		Explain any "yes" answers in this se	ction, including the loc	ation and extent of an	y problem(s) and any
ıo.			repair or remediation efforts:			
114	<u> </u>		6. TERMITES/WOOD-DESTRO	YING INSECTS, DR	YROT, PESTS	
115	Yes No	Unk N/A	(A) Status	orden and the second second second		. Constant also anno anti-O
116	' X		1. Are you aware of any terr			
117 - 7			2. Are you aware of any da	mage caused by termite	s/wood-destroying ins	ects, aryrot, or pests?
era	. 521		(B) Treatment 1. Is your property currently	under contract by a li	nencad part control on	magnu ⁹
119			2. Are you aware of any ter			
120 '	المحراليي		Explain any "yes" answers in section	-		
121			plicable:	on of mondayand and man	ic or any but thereken	inom broameri in alb.
122	N- N-	Made 107A	7. STRUCTURAL ITEMS			
133 133	Yes No	Unk N/A	(A) Are you aware of any past o	r present movement, si	iffling, deterioration, o	r other problems with
125 125	ロスロ		walls, foundations, or other		•	•
126	64		(B) Are you aware of any past of	or present problems wit	h driveways, walkway	s, patios, or retaining
177	^B X		walls on the property?			
130			(C) Are you aware of any past or	present water infiltration	on in the house or other	r structures, other than
129			the roof, basement or crawl			
130			(D) Stucco and Exterior Synth		3	
131	' 7,		Is your property construct		inaulatina Ciniatina C	untour (ESES)L
132	2 XII		2. Is your property constru Dryvit or synthetic stuce			ystem (Eirs), such as
133	3		3. If "yes," when was it ins	• •	nmene stoner	
1,34	E 27		(E) Are you aware of any fire, s		age to the property?	SANS
135			(F) Are you aware of any defect			
136			Explain any "yes" answers in section			
117			repair or remediation efforts:			, L (-)
136 139	Yes No	Unk N/A	8. ADDITIONS/ALTERATIONS			···
140	Yes No	Oak j IVA	(A) Have any additions, structure		rations been made to th	e property during your
141	^ 🛛		ownership? Itemize and date			
132	. W		(B) Are you aware of any priva			
143	⁶		zoning codes?			
1:44		Α	ddition, structural	Approximate date	Were permits ob-	Final inspections/
145		cl	ange, or alteration	of work	tained? (Yes/No/Un-	approvals obtained?
1-16		157.1	PETAN FACILITY	2014	known)_	(Yes/No/Unknown)
	1 - A	VI U	1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-5 00	700	763
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	(19 ²)				752	79-
150	- M	11/4/6	N O	2010	45	465
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152	RE	MAN	AL DUCLING	2010	111-6	11100
153	43.2	<u> </u>	☐ A sheet describing other additi	ons and alterations is	attached.	
			- Transaction of American			
15d Salla	r's Initials 📉	110	Date 12-2-16 SPD Page	3 of 10 Russes	's Initials/	Date
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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. Buvers 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.

9. 1	WAT	ER	SUI	PPLI
------	-----	----	-----	------

(A) Source. Is the source	e of your drinking water (check all that apply):
1. Public	
A well on the pr	operty - 5 WEUS
Community wat	er - Potal Caricin
A holding tank	- FOR CAMPERS/SHOWERHUSE/RETAIL FACICITY
5. A cistern	
A spring	
7. Other	
8. No water service	e (explain);
(B) Bpass Valve (for pr	operties with multiple sources of water)
I Door your water	source have a human value? Addition to the action of the second

- - Does your water source have a bypass valve? ONLY ON SHOWER HEVER / CETAIL FACILY
 - 2. If "yes," is the bypass valve working?

(C) Well

- Has your well ever run dry?
- 2. Depth of Well 300/
- 3. Guilons per minute, _, measured on (date)
- 4. Is there a well used for something other than the primary source of drinking water?
- 5. If there is an unused well, is it capped?

(D) Pumping and Trentment

- 1. If your drinking water source is not public, is the pumping system in working order? If "no," explain:
- 2. Do you have a softener, filter, or other treatment system?
- 3. Is the softener, filter, or other treatment system lease? From whom?

- 1. When was your water last tested? Of the Test results: NEGATIVE

 2. Is the water system shared? With whom? MULTIPLE USES WITHIN CAMPBROUND

 Issues

(F) Issues

- 1. Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system, and related items? REQUINE NANDENANCE ISSUES
- 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.	SEV	VAGE	SYST	EM

(A) General

- 1. Is your properly served by a sewage system (public private community)?
- 2. If "no," is it due to availability or permit limitations?
- 3. When was the sewage system installed (or date of connection, if public)? 82, 2000,0
- (B) Type Is your property served by:
 - 1. Public (if "yes," continue to D throughG below)
 - 2. Community (non-public)
 - 3. An individual on-lot sewage disposal system
 - 4. Other, explain: 3 SAND MOUNDS/Z ONSITE SEPTIC SYSTEMS

212 Seller's Initials 1	Date[2-2-16	SPD Page 4 of 10	Buyer's Initials	
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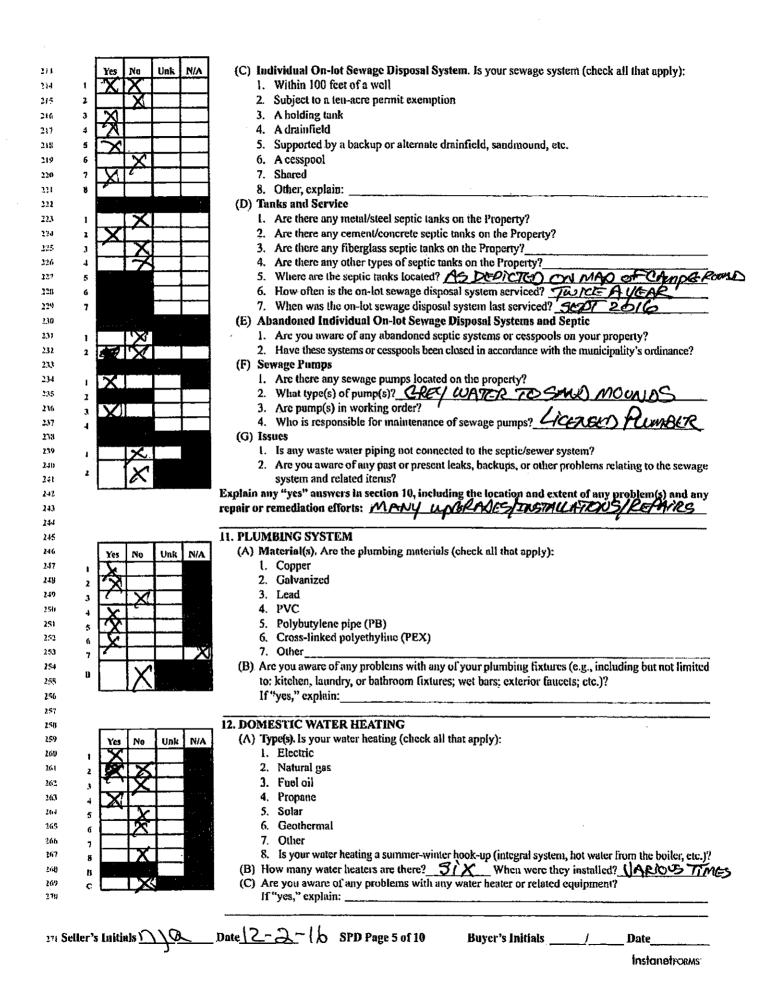
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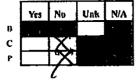
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Unk N/A

No



		12 HE ADING CAOTER
272	Yes No Unk N/A	(A) Find Type(s) is your besting course (about all that newly)
	Yes No Unk N/A	(A) Fuel Type(s). Is your heating source (check all that apply): 1. Electric
274]		2. Natural gas
276		3. Fuel oil
177 4		4. Propage
278 5		5. Geothermal
279 6		
260 7	MA	7. Wood
281 8		6. Coal 7. Wood 8. Other: HEAT RIMPS 55757EMS
2012		(B) System Type(s) (check all that apply):
283)		1. Forced hot air
284 2		2. Hot water
205 3		3. Heat pump
286 4		4. Electric baseboard
287 5	\propto	5. Steam
286 6	X	6. Radiant
199 7	X	7. Wood stove(s) How many?
5a0 8		8. Coal stove(s) How many?
<u> 1</u> 91 9		9. Other:
292		(C) Sinius
29.3 1		1. When was your healing system(s) installed? VAR 1005 Times
294 2		2. When was the heating system(s) last serviced? WINTER of 2015
295 3		3. How many heating zones are in the property? 12
700 1	X	4. Is there an additional and/or backup heating system? Explain: WOOD BURNING STOVE (D) Fireplaces 1. Are there any fireplace(s)? How many? 4 ~ 1 wood BURNING-3 GAS
297		(D) Fireplaces OAS (OC)
298 I	X	1. Are there any fireplace(s)? How many? To [wood Burning-3 Chas
299 2		2. Are all fireplace(s) working? 7. Fireplace types(s) (speed goe electric are).
.391 4 .391 4		 Fireplace types(s) (wood, gas, electric, etc.):
391 4		5. Are there any chirmney(s) (from a fireplace, water heater or any other heating system)?
303 6		6. How many chimney(s)? When were they last cleaned? WINTER OF 70/5
304 7		7. Are the chimney(s) working? If "no," explain:
105 E	X	(E) List any areas of the house that are not heated:
.106		(F) Heating Fuel Tanks
307 1	X	1. Are you aware of any heating fuel tank(s) on the property?
308 2		2. Location(s), including underground tank(s):—RIFFINE TO CAMPGE (NOW) MAP
309 3		3. If you do not own the tank(s), explain: SUBJERAN LANGE COWS TANKE
310 P	X	2. Location(s), including underground tank(s):—REFUR TO CAMPGE (MU) MAP 3. If you do not own the tank(s), explain: Subulban from Cours Tanks Are you aware of any problems or repairs needed regarding any item in section 13? If "yes," explain:
311		
312		14. AIR CONDITIONING SYSTEM
313	Yes No Unk N/A	(A) Type(s). Is the air conditioning (check all that apply):
314 1		1. Central air
315 2	X	2. Wall units
316 3	X	3. Window units
317 4		4. Other
JUK 5	<u> </u>	5. None
319		(B) Status
.320 t		1. When was the central air conditioning system installed? 2007
.121 2 .122 3		2. When was the central air conditioning system last serviced? 2do
323 C		How many air conditioning zones are in the property?
323 C 321 P		Are you sware of any problems with any item in section 14? If "yes," explain:
,125		And Journal of any bromens awar any near it section 14: It see, exhibits
326		15. ELECTRICAL SYSTEM
327	Yes No Unk N/A	(A) Type(s)
3211		1. Does the electrical system have fuses?
329 2	X	2. Does the electrical system have circuit breakers?
	τ	
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(B) What is the system amperage? 110/220

(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.

Item	Yes	No		Item	Yes	No
Electric garage door opener	X			Trash compactor		X
Garage transmitters	X			Garbage disposal		X
Keyless entry		ス		Stand-alone freezer	X	
Smoke detectors	X			Washer	X	
Carbon monoxide detectors	IX			Dryer	X	
Security alarm system	X			Intercom		X
Interior fire sprinklers	X			Ceiling fans	X	
In-ground lawn sprinklers		X		A/C window units	X	
Sprinkler automatic timer		X		Awnings	×	
Swimming pool TWO	X			Attic fan(s)		X
Hot tub/spa	X		1.00	Satellite dish	×	
Deck(s)	X			Storage shed	X	
Pool/spa heater	X			Electric animal fence		X
Pool/spa cover	X			Other:		
Whirtpool/tub		X		1.		
Pool/spa accessories	X			2.		
Refrigerator(s)	X		,	3.		
Range/oven	X			4,		
Microwave oven	X			5.		
Dishwasher	IX			6.		Ī

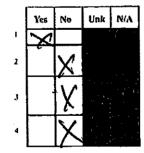
Are you aware of any problems or repairs needed regarding any item in section 16? If "yes," explain:

17. LAND/SOILS

(A) Property

- 1. Are you aware of any fill or expansive soil on the property?
- 2. 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 studge (other than commercially available fertilizer products) being spread on the property, or have you received written notice of sewage studge 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?

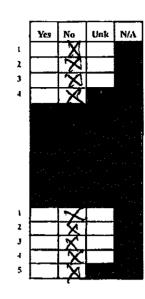
Note to Buyer: The property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence damage may occur and mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsidence Insurance Fund, 25 Technology Drive, California Technology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



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Buyer's Initials	 	Date
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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)
- Open Space Act 16 P.S. §11941 et seq
- 3. Agricultural Area Sccurity 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):

- 1. 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.

Yes No Unk N/A (A) Fl.

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Explain as of any ma (A) Fl.

(B) Bo

Explain any "yos" answers in section 17:

18. FLOODING, DRAINAGE AND BOUNDARIES

(A) Flooding/Drainage

- 1. Is any part of this property located in a wetlands area?
- 2. Is the property, or any part of it, designated a Special Flood Hazard Area (SFHA)?
- 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?
- 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 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: KOHO DEANAGE (UNDERCEDIND)

(B) Boundaries

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?
- 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 maintenance agreements?

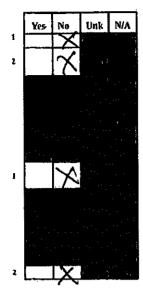
Explain any "yes"	answers to section 18(13):	

			` `	
				_
Date 2	- ユ - 1	6 SPD P	age 8 of 10	

Buyer's Initials		Date
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437 Seller's Initials \(\int \) \(\int \)



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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:

	rust test	260	and rest
Date			
Type of Test			
Results (picocuries/liter)		
Name of Testing Service	:		
2. Are you aware of an	y radon removál system on t	the property? If "yes," I	ist date installed and
type of system, and	whether it is in working orde	er below:	
Date Installed	Type of System	Provider	Working?

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

(D) Tanks

- Tanks
 1. Are you aware of any existing or removed underground tanks? Size: 3/2,000 GAL
 2. If "yes," have any tanks been removed during your ownership?

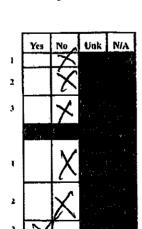
 FUEL TANKS
- .2. If "yes," have any tanks been removed during your ownership?

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

(F) Other

- FORMER GASSTATION 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)?
- 2. Have you received written notice regarding the presence of an environmental hazard or biohazard on your property or any adjacent property?
- 3. 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:



20. MISCELLANEOUS

(A) Deeds, Restrictions and Title

- 1. Are you aware of any deed restrictions that apply to the property?
- 2. Are you aware of any historic preservation restriction or ordinance or archeological designation 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

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

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Buyer's Initials/ Date	
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497 Seller's Initials

198	Yes No Unk N/A	(C) Legal	
(ut)	M	1. Are you aware of any violations of	federal, state, or local laws or regulations relating to this
500		property?	reatened legal action affecting the property?
50) 502	2	(D) Additional Material Defects	ireatened regar action affecting the property:
503			ects to the property, dwelling, or fixtures which are not
504	1 1	disclosed elsewhere on this form?	
505			problem with a residential real property or any portion of
50b			e impact on the value of the property or that involves an perty. The fact that a structural element, system or subsys-
507 508			nal useful life of such a structural element, system or sub-
509		system is not by itself a material defect.	
510			er becomes aware of additional information about the
Sli			ection reports from a buyer, the Seller must update the
512			ent and/or attach the inspection(s). These inspection reports
5; l		are for informational purposes only	TORM DAMAGE TO REST OF THE 'C
5(4 5 (5		CARAGE BARACE HAS BE	CAN DEMAN IGHEN REMINICE
31.5 316		GARAGE WHICH IS NOW THE	EN DEMOCIGHEN, REMAINING
517 21	I. ATTACHMENTS	OLIS DAM AGGD KOCK!	
315	(A) The following are part	of this Disclosure if checked:	
519		closure Statement Addendum (PAR Form SDA)	
520			
5 21			- The state of the
522			
527 W	hich is rendered inaccurate b	y a change in the condition of the property fol	in n U
528 S]	ELLEROA_	- Lucial Parties	DATE 2-2-16
529 S]	ELLER Norma	I Alemonte	DATE 12-2-16
	ELLER		DATE
5)1		XECUTOR, ADMINISTRATOR, TRUSTEE	The state of the s
533	to fill out a Seller's Property Di	the Real Estate Seller Disclosure Law, the unders is closure Statement. The executor, administrator of	signed executor, administrator or trustee is not required or trustee, must, however, disclose any known material
	defect(s) of the property.		DATE
515L			DATE
-	· · · · · · · · · · · · · · · · · · ·		
536		RECEIPT AND ACKNOWLEDGEME	
5.19 5.19	warranty and that, unless sta is Buyer's responsibility to sa	nted otherwise in the sales contract, Buyer is p atisfy himself or herself as to the condition of	t. Buyer acknowledges that this Statement is not a purchasing this property in its present condition. It
		inse and by quantied protessionais, to determ	the property. Buyer may request that the property ne the condition of the structure or its components.
3""	BUYEK		ne the condition of the structure or its components.
c _u ,			ne the condition of the structure or its components. DATE
- 1			ne the condition of the structure or its components. DATE

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LISTING CONTRACT (SELLER AGENCY CONTRACT) EXCLUSIVE RIGHT TO SELL REAL ESTATE

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

	Broker (Company)	Colonial Real Estate A	gency	Licensee(s) (Name)	Roger D Garner
2	Company Address	104 William Smith Ave		Direct Blone(c)	934 642 4970
3	Company Address	Huntingdon Pa	16652		814-643-4070
3	Company Phone	814-643-4070	10032	Fax	814-644-1146 814-643-4078
.· δ	Company Fax	814-643-4078		Fmail	rdogarner@hotmail.com
U	Company rux	011-013-1070		Linan	1dogalnel@notmall.com
?	SELLER		Norma	J Alenovitz	A CONTRACTOR OF THE CONTRACTOR
9	SELLER'S MAILI	NG ADDRESS 4577 Wit	tch Wav La	ne	
113		Broad Top,			16621
11	PHONE	814-448-3725		FAX	814-448-9200
13		ewburgcountrystore@yahoo.	com		B TOTAL TO A COMPANY AND A COM
14	Does Seller have a l	that this Listing Contract is between the contract for this Property	with anothe		M No
16	1. PROPERTY		646D	LISTED PRIC	
17					burg, Pa. ZIP
16	Municipality (cit	ty, borough, township)		Todd To	wnship
19	County	Huntingdon			TMHS
20	Zoning Present Use C	1			Pools, Boat and Camper Storage
21 22		or example, Tax ID #; Parcel #; Lo			
23	DBV 109/799	or example, Tax 115 #, 1 areer #, De	n, Diock, De	cu Dook, 1 age, Recon	ing Dac) 1F#45-10-10.2
2-1	-	NDING DATES OF LISTING	CONTRAC	Γ (ALSO CALLED "	TERM")
15					Broker/Licensee and Seller have discussed
26		pon the term of this Contract.			
27					erwise stated here: 11/29/16
28					law, the term of a listing contract may not
29					longer than one year, the Ending Date is au-
31)	•	64 days from the Starting Date of	this Contrac	t.	
31	3. DUALAGENCY			. (4 1 7.5 641	D
32					e Property. A Broker is a Dual Agent when a al Agent when a Licensee represents a buyer
33					ESS there are separate Designated Agents for
35					usee is a Dual Agent. Seller understands that
36		Agent when a buyer who is repres			
37	4. DESIGNATED	=	cilica by Dic	act is viewing propert	tes listed by Broker.
38			elow. Broker	designates the License	e(s) above to exclusively represent the inter-
39		icensee is also the buyer's agent,			
48		Agency is not applicable.			
41	5. BROKER'S FE	E			
42	(A) No Associati	on of Realtors® has set or recomm	ended the Br	oker's Fee. Broker and	Seller have negotiated the fee that Seller will
43	pay Broker.				
44	(B) Broker's Fee	is 5 % of the sale price OI	₹\$, whicher	ver is greater, AND \$,
45		er by Seller as follows:	/_ 1 *	1/	And the control of th
46			s earned and	que (non-retundable) at signing of this Listing Contract, payable
47	to Broke				
48	Broker/Licensee In	itials: <u>KD</u>	XLS Pa	ge 1 of 6	Seller Initials:

[9]	2.	Seller will	I pay the balance of Broker's Fee if:
0			Property, or any ownership interest in it, is sold or exchanged during the term of this Contract by Broker, Bro-
1			ker's Licensee(s), Seller, or by any other person or broker, at the listed price or any price acceptable to Seller, OR
2		b.	A ready, willing, and able buyer is found, during the term of this contract, by Broker or by anyone, including Seller, A
3			willing buyer is one who will pay the listed price or more for the Property, or one who has submitted an offer accepted
d			by Seller, OR
3		c.	Negotiations that are pending at the Ending Date of this Contract result in a sale, OR
6		d.	A Seller signs an agreement of sale then refuses to sell the Property, or if a Seller is unable to Sell the Property because
7			of failing to do all the things required of the Seller in the agreement of sale (Seller default), OR
8		e.	The Property or any part of it is taken by any government for public use (Eminent Domain), in which case Seller will pay
9		_	from any money paid by the government, OR
()		f.	A sale occurs after the Ending Date of this Contract IF:
i			(1) The sale occurs within of the Ending Date, AND
2			(2) The buyer was shown or negotiated to buy the Property during the term of this contract, AND
3		(C) 1C 1	(3) The Property is not listed under an "exclusive right to sell contract" with another broker at the time of the sale.
4		(C) If a sai	le occurs, balance of Broker's Fee will be paid upon delivery of the deed or other evidence of transfer of title or interest. If the
5		PROMED	rty is transferred by an installment contract, balance of Broker's Fee will be paid upon the execution of the installment contract.
o ' 7			PS FEE IF SETTLEMENT DOES NOT OCCUR
<i>i</i> 8		ii ali agicc	ement of sale is signed and settlement does not occur, and deposit monies are released to Seller, Seller will pay Broker 1/2 of/from deposit monies.
	7	COOPER	1/2 of/from deposit monies. ATION WITH OTHER BROKERS
) ()	٠.		
1		nav from I	has explained Broker's company policies about cooperating with other brokers. Broker and Seller agree that Broker will Broker's Fee a fee to another broker who procures the buyer, is a member of a Multiple Listing Service (MLS), and who:
,		(A) K R	epresents Seller (SUBAGENT). Broker will pay .0225 of/from the sale price.

Broker will pay **DUTIES OF BROKER AND SELLER**

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(A) Broker is acting as a Seller Agent, as described in the Consumer Notice, to market the Property and to negotiate with potential buyers. Broker will use reasonable efforts to find a buyer for the Property.

A buyer's Agent, even if compensated by Broker for Seller, will represent the interests of the buyer.

(B) Seller will cooperate with Broker and assist in the sale of the Property as asked by Broker.

.0225

(C) Does not represent either Seller or a buyer (TRANSACTION LICENSEE).

(B) Represents the buyer (BUYER'S AGENT). Broker will pay _

- (C) All showings, negotiations and discussions about the sale of the Property, written or oral, will be communicated by Broker on Seller's behalf. All written or oral inquiries that Seller receives or learns about regarding the Property, regardless of the source, will be referred to Broker.
- (D) If the Property, or any part of it, is rented, Seller will give any leases to Broker before signing this Contract. If any leases are oral, Seller will provide a written summary of the terms, including amount of rent, ending date, and Tenant's responsibilities.
- (E) Seller will not enter into, renew, or modify any leases, or enter into any option to sell, during the term of this Contract without Broker's written consent.

BROKER'S SERVICE TO BUYER

Broker may provide services to a buyer for which Broker may accept a fee. Such services may include, but are not limited to: document preparation; ordering certifications required for closing; financial services; title transfer and preparation services; ordering insurance, construction, repair, or inspection services.

10. BROKER NOT RESPONSIBLE FOR DAMAGES

Seller agrees that Broker and Broker's Licensee(s) are not responsible for any damage to the Property or any loss or theft of personal goods from the Property unless such damage, loss or theft is solely and directly caused by Broker or Broker's Licensee(s).

11. DEPOSIT MONEY

- (A) Broker, if named in an agreement of sale, will keep all deposit monies paid by or for the buyer in an escrow account until the sale is completed, the agreement of sale is terminated, or the terms of a prior written agreement between the buyer and Seller have been met. This escrow account will be held as required by real estate licensing laws and regulations. Buyer and Seller may name a non-licensee as the escrow holder, in which case the escrow holder will be bound by the terms of the escrow agreement, if any, not by the Real Estate Licensing and Registration Act. Seller agrees that the person keeping the deposit monies may wait to deposit any uncashed check that is received as deposit money until Seller has accepted an offer.
- (B) Regardless of the apparent entitlement to deposit monies, Pennsylvania law does not allow a Broker holding deposit monies to determine who is entitled to the deposit monies when settlement does not occur. Broker can only release the deposit monies:
 - 1. If an agreement of sale is terminated prior to settlement and there is no dispute over entitlement to the deposit monies. A written agreement signed by both parties is evidence that there is no dispute regarding deposit monies.

Broker/Licensee Initials: (1)0

Seller Initials: \(\) C XLS Page 2 of 6

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of/from the sale price.

of/from the sale price.

of/from the sale price.

- 2. If, after Broker has received deposit monies, Broker receives a written agreement that is signed by Buyer and Seller, directing Broker how to distribute some or all of the deposit monies.
- 3. According to the terms of a final order of court.
- 4. According to the terms of a prior written agreement between Buyer and Seller that directs the Broker how to distribute the deposit monies if there is a dispute between the parties that is not resolved.
- (C) Seller agrees that if Seller names Broker or Broker's licensee(s) in litigation regarding deposit monies, the attorneys' fees and costs of the Broker(s) and licensee(s) will be paid by Seller.

12.OTHER PROPERTIES

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Seller agrees that Broker may list other properties for sale and that Broker may show and sell other properties to prospective buyers.

13. ADDITIONAL OFFERS

Unless prohibited by Seller, if Broker is asked by a buyer or another licensee(s) about the existence of other offers on the Property, Broker will reveal the existence of other offers and whether they were obtained by the Licensee(s) identified in this Contract, by another Licensee(s) working with Broker, or by a by a licensee(s) working for a different Broker. ONCE SELLER ENTERS INTO AN AGREEMENT OF SALE, BROKER IS NOT REQUIRED TO PRESENT OTHER OFFERS.

14. SELLER WILL REVEAL DEFECTS & ENVIRONMENTAL HAZARDS

- (A) Seller (including Sellers exempt from the Real Estate Seller Disclosure Law) will disclose all known material defects and/or environmental hazards on a separate disclosure statement. A material defect is a problem or condition that:
 - 1. is a possible danger to those living on the Property, or
 - 2. has a significant, adverse effect on the value of the Property.
 - The fact that a structural element, system or subsystem is near, 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.
- B. Seller will update the Seller's Property Disclosure Statement as necessary throughout the term of this Listing Contract.
- C. If Seller fails to disclose known material defects and/or environmental hazards:
 - 1. Seller will not hold Broker or Licensee(s) responsible in any way;
 - 2. Seller will protect Broker and Licensee(s) from any claims, lawsuits, and actions that result;
 - 3. Seller will pay all of Broker's and Licensee's costs that result. This includes attorneys' fees and court-ordered payments or settlements (money Broker or Licensee pays to end a lawsuit or claim).

134 15. IF PROPERTY WAS BUILT BEFORE 1978

The Residential Lead-Based Paint Hazard Reduction Act says that any seller of property built before 1978 must give the buyer an EPA pamphlet titled *Protect Your Family From Lead in Your Home*. The seller also must tell the buyer and the broker what the seller knows about lead-based paint and lead-based paint hazards that are in or on the property being sold. Seller must tell the buyer how the seller knows that lead-based paint and lead-based paint hazards are on the property, where the lead-based paint and lead-based paint hazards are, the condition of the painted surfaces, and any other information seller knows about lead-based paint and lead-based paint hazards on the property. Any seller of a pre-1978 structure must also give the buyer any records and reports that the seller has or can get about lead-based paint or lead-based paint hazards in or around the property being sold, the common areas, or other dwellings in multi-family housing. According to the Act, a seller must give a buyer 10 days (unless seller and the buyer agree to a different period of time) from the time an agreement of sale is signed to have a "risk assessment" or inspection for possible lead-based paint hazards done on the property. Buyers may choose not to have the risk assessment or inspection for lead paint hazards done. If the buyer chooses not to have the assessment or inspection, the buyer must inform the seller in writing of the choice. The Act does not require the seller to inspect for lead paint hazards or to correct lead paint hazards on the property. The Act does not apply to housing built in 1978 or later.

16. HOME WARRANTIES

At or before settlement, Seller may purchase a home warranty for the Property from a third-party vendor. Seller understands that a home warranty for the Property does not alter any disclosure requirements of Seller, may not cover or warrant any pre-existing defects of the Property, and will not alter, waive or extend any provisions of the Agreement regarding inspections or certifications that Buyer may elect or waive as part of the Agreement. Seller understands that Broker who recommends a home warranty may have a business relationship with the home warranty company that provides a financial benefit to Broker.

17.RECOVERY FUND

Pennsylvania has a Real Estate Recovery Fund (the Fund) to repay any person who has received a final court ruling (civil judgment) against a Pennsylvania real estate licensee because of fraud, misrepresentation, or deceit in a real estate transaction. The Fund repays persons who have not been able to collect the judgment after trying all lawful ways to do so. For complete details about the Fund, call (717) 783-3658, or (800) 822-2113 (within Pennsylvania) and (717) 783-4854 (outside Pennsylvania).

18. NOTICE TO PERSONS OFFERING TO SELL OR RENT HOUSING IN PENNSYLVANIA

Federal and state laws make it illegal for a seller, a broker, or anyone to use RACE, COLOR, RELIGION or RELIGIOUS CREED,
SEX, DISABILITY (physical or mental), FAMILIAL STATUS (children under 18 years of age), AGE (40 or older), NATIONAL ORIGIN, USE OR HANDLING/TRAINING OF SUPPORT OR GUIDE ANIMALS, or the FACT OF RELATIONSHIP OR ASSOCIATION TO AN INDIVIDUAL KNOWN TO HAVE A DISABILITY as reasons for refusing to sell, show, or rent properties, loan
money, or set deposit amounts, or as reasons for any decision relating to the sale of property.

Broker/Licensee Initials: (1)

Seller Initials:

19.TRANSFER OF THIS CONTRACT

- (A) Seller agrees that Broker may transfer this Contract to another broker when:
 - 1. Broker stops doing business, OR
 - 2.Broker forms a new real estate business. OR
 - 3. Broker joins his business with another.
- (B) Broker will notify Seller immediately in writing if Broker transfers this Contract to another broker. Seller will follow all requirements of this Contract with the new broker.

20.NO OTHER CONTRACTS

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209 210 Seller will not enter into another listing contract for the property(s) identified in Paragraph 1 with another broker that begins before the Ending Date of this Contract.

21. CONFLICT OF INTEREST

It is a conflict of interest when Broker or Licensee has a financial or personal interest in the property and/or cannot put Seller's interests before any other. If Broker, or any of Broker's licensees, has a conflict of interest, Broker will notify Seller in a timely manner.

22. ENTIRE CONTRACT

This Contract is the entire agreement between Broker and Seller. Any verbal or written agreements that were made before are not a part of this Contract.

23. CHANGES TO THIS CONTRACT

All changes to this Contract must be in writing and signed by Broker and Seller.

24. MARKETING OF PROPERTY

(A) Where permitted, Broker, at Broker's option, may use: for sale sign, lock box, key in office,	
media, including print and electronic, photographs and videos, unless otherwise stated here:	

- Seller does not want the listed Property to be displayed on the Internet.
 - ☐ Seller does not want the address of the listed Property to be displayed on the Internet.
- 2. Seller understands and acknowledges that, if the listed Property is not displayed on the Internet, consumers who conduct searches for listings on the Internet will not see information about the listed Property in response to their search.
- (B) Seller understands and acknowledges that, if an open house is scheduled, the property address may be published on the Internet in connection to the open house.
- (C) There are many ways of marketing properties electronically. Some brokers may use a virtual office website (also known as "VOW") or Internet data exchange (also known as "IDX"), which are governed by specific rules and policies. Sellers have the right to control some elements of how their property is displayed on a VOW and/or IDX websites.

Seller elects to have the following features disabled or discontinued for VOW and IDX websites (check all that apply):

- ☐ Comments or reviews about Seller's listings, or a hyperlink to such comments or reviews, in immediate conjunction with Seller's listing.
- Automated estimates of the market value of Seller's listing, or a hyperlink to such estimates, in immediate conjunction with the Seller's listing.
- (D) Multiple Listing Services (MLS)
 - ☐ Broker will not use a Multiple Listing Service (MLS) to advertise the Property.
 - Broker will use a Multiple Listing Service (MLS) to advertise the Property to other real estate brokers and salespersons. Listing broker shall communicate to the MLS all of Seller's elections made above.
- (E) Seller agrees that Broker and Licensee, and the MLS are not responsible for mistakes in the MLS or advertising of the Property.
- (F) Other

25. PUBLICATION OF SALE PRICE

Seller is aware that the Multiple Listing Service (MLS), newspapers, Web Sites, and other media may publish the final sale price of the Property.

26. COPYRIGHT

212 In consideration of Broker's efforts to market Seller's Property as stated in this Contract, Seller grants Broker a non-exclusive, world-wide 213 license (the "License") to use any potentially copyrightable materials (the "Materials") which are related to the Property and provided by Seller to Broker or Broker's representative(s). The Materials may include, but are not limited to: photographs, images, video recordings, 21.1 215 virtual tours, drawings, written descriptions, remarks, and pricing information related to Seller's Property. This License permits Broker to submit the Materials to one or more multiple listing services, to include the Materials in compilations of property listings, and to otherwise distribute, publicly display, reproduce, publish and produce derivative works from the Materials for any purpose that does not conflict with 217 the express terms of this Contract. The License may not be revoked by Seller and shall survive the ending of this Contract. Seller also grants 218 Broker the right to sublicense to others any of these rights granted to Broker by Seller. Seller represents and warrants to Broker that the Li-219 cense granted to Broker for the Materials does not violate or infringe upon the rights, including any copyrights, of any person or entity. Seller 220 221 understands that the terms of the License do not grant Seller any legal right to any works that Broker may produce using the Materials.

Broker/Licensee Initials: XLS Page 4 of 6 Seller Initials: \(\sum_{\text{1}}\)

Instanetrorms

23	27. FD	XTURES AND PERSONAL PROPERTY	
24			existing items permanently installed in the Property, free of liens, and
25	()	other items including plumbing; heating; radiator covers	s; lighting fixtures (including chandeliers and ceiling fans); pools, spas
26		and hot tubs (including covers and cleaning equipment):	electric animal fencing systems (excluding collars); garage door open-
27		ers and transmitters: television antennas: mounting brack	kets and hardware for television and sound equipment; unpotted shrub-
28		hery plantings and trees; smoke detectors and carbon me	pnoxide detectors; sump pumps; storage sheds; fences; mailboxes; wall
20		to wall corneting: evicting window corons, storm windo	bloxide detectors; sump pumps; storage sneds; rences; mailboxes; wail
30		and breefests), should be and blinder and breefests.	ws and screen/storm doors; window covering hardware (including rods
31		and brackets), strates and brings; awnings; built-in air co	onditioners; built-in appliances; the range/oven; any remaining heating
		lite dishes and assembly restaura Alexander III	ettlement; and, if owned, water treatment systems, propane tanks, satel-
30 33		me dishes and sectiffly systems. Also included:	
54 54	(B)	The following items are LEACED (not assent by Calley	
3.5	(1)	ment systems propage tanks established dishes and security). Contact the provider/vendor for more information (e.g., water treat-
36			y systems):
37	(C)	EXCLUDED fixtures and items:	
38	()		
39	28. TA	XES & SPECIAL ASSESSMENTS	
46)			Estate Transfer Taxes, unless otherwise stated here:
41	` ,	, , , , , , , , , , , , , , , , , , , ,	
40	(B)	Yearly Property Taxes \$	Property Assessed Value \$
43	(C)) Is the property preferentially assessed (including a tax al	patement)? \square Yes \square No
14	•	If applicable, how many years remain?	<u> </u>
45	(D)) COA/HOA Name	COA/HOA Phone
46	()		Buyer's required capital contribution \$
47		Please explain:	Dayor 3 required capital contribution 5
18			
19	(E)	Municipality Assessments \$ Quarter COA/HOA Fees \$ Quarter TLE & POSSESSION	
5ti	(E)	COA/HOA Fees \$	rly
51	29. TIT	TLE & POSSESSION	Ty - Mondify - Li Tearly
52) Seller will give possession of Property to a buyer at settl	ement or an
53		At settlement, Seller will give full rights of ownership (f	
54	(2)	☐ Oil ☐ Gas ☐ Mineral ☐ Other	ce simple) to a buyer except as follows.
55			
So.		ir eireorea, proube expiriii.	
57	(C)	Seller has:	
58	(-)		Amount of balance \$
59		Address	Amount of balance \$
50			
51			Amount of balance C
62		Address	Amount of paratice \$
33		Address	Acct. #
(sd		Home Fauity line of gradit with	Amount of balance \$
55		Address	Amount of oatance \$
36i		Address	A and H
97		Seller authorizes Broker to receive mertages neverth	Acct. #and/or equity loan payoff information from lender(s).
	(D)	Seller has:	and/or equity loan payoff information from lender(s).
38 co	(D)		
39		☐ Judgments \$ ☐ Past Due Property Taxes \$	☐ Past Due Municipal Assessment \$
70		Past Due Property Taxes \$	Past Due COA/HOA Fees \$
71		☐ Federal Tax Liens \$	☐ Past Due COA/HOA Assessments \$
72		☐ State Tax Liens \$	
73		Other:	\$
7-1	(E)	It Seller, at any time on or since January 1, 1998, has bee	en obligated to pay support under an order on record in any Pennsylva-
75		nia county, list the county and the Domestic Relations N	umber or Docket Number:
	30.BU	IYER FINANCING Seller will accept the following arr	
7.7			☐ FHA mortgage ✓ VA mortgage
78		Seller's Assist to buyer (if any) \$, or %

279 Broker/Licensee Initials:

Seller Initials:

380	31.SPECIAL INSTRUCTIONS			
384	The Office of the Attorney General has not pre-approved any special conditions or additional terms added by any parties. Any spe-			
382				
383				
384	(A) The following are part of this Listing Contract if checked:			
385	☐ Property Description Addendum to Listing Contract (PAR Form XLS-A)			
286	☐ Single Agency Addendum (PAR FormSA)			
387	☐ Consumer Services Fee Addendum (PAR Form CSF)			
388	☐ Vacant Land Addendum to Listing Contract (PAR Form VLA)			
389	☐ Short Sale Addendum (PAR Form SSL)			
290				
341				
393	(B) Additional Terms:			
393				
394				
395				
349				
397				
30%				
200				
300				
301				
$3(t_2^{\gamma})$				
303				
304				
305				
3(6)	Seller has read the Consumer Notice as adopted by the State Real Estate Commission at 49 Pa. Code §35.336.			
307	Seller has received the Seller's Property Disclosure form and agrees to complete and return to Listing Broker in			
308	a timely manner, if required.			
300	Seller has received the Lead-Based Hazards Disclosure form and agrees to complete and return to Listing Bro-			
310	ker in a timely manner, if required.			
2:114	ker in a cinici, it required.			
311	Seller has read the entire Contract before signing. Seller must sign this Contract.			
211	benef has read the entire Court act before signing. Sener must sign this Court act.			
312	Seller gives permission for Broker to send information about this transaction to the fax number(s) and/or e-mail address(es)			
313	listed.			
314	Return of this Agreement, and any addenda and amendments, including return by electronic transmission, bearing the signatures			
315	of all parties, constitutes acceptance by the parties.			
	or an parties, constitutes acceptance by the parties.			
316	This Contract may be executed in one or more counterparts, each of which shall be deemed to be an original and which coun-			
317	terparts together shall constitute one and the same Agreement of the Parties.			
21.7	to parts together shall constitute one and the same Agreement of the 1 21 ties.			
719	NOTICE BEFORE SIGNING: IF SELLER HAS LEGAL QUESTIONS, SELLER IS ADVISED TO CONSULT A PENNSYL-			
SIR	VANIA REAL ESTATE ATTORNEY.			
319	VANIA REAL ESTAVE ATTORNET.			
8 To 61	CELLED ROAM 1 - 3 0 11			
320	SELLER Normal Alenovy DATE 11-30-16			
	Norma J Alenovitz SELLERDATE			
321	SELLER DATE			
3.23	SELLERDATE			
323	BROKER (Company Name) Colonial Real Estate Agency			
324	ACCEPTED ON BEHALF OF BROKER BY Ways 4 // from DATE 11-30-16			
	Roger D Garner			

0.05

tate Parks tate Game Lands

tate Forests

0.00

· Corps of Engineers · Parks

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