SELLER'S PROPERTY DISCLOSURE STATEMENT
This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS⁶ (PAR).

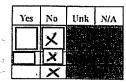
PROPERTY 1475 CLAY RD. LITITZ, PA. 17543 SELLER ESTATE OF John W. Fisher

The Real Estate Seller Disclosure Law (68 P.S. §7301 et seq.) requires that a seller of a property must disclose to a buyer all known material defects about the property being sold that are not readily observable. While the Law requires certain disclosures, this statement includes disclosures beyond the basic requirements of the Law in an effort to assist sellers in complying with seller disclosure requirements and to assist buyers in evaluating the property being considered. Sellers who wish to see or use the basic disclosure form can find the form on the Web site of the Pennsylvania State Real Estate Commission,

This Statement discloses Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns about the 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. Any non-exempt seller is obligated to complete the disclosure form even if the seller does not occupy or has never occupied the property. For a list of exempt sellers, see Information Regarding the Real Estate Seller's Property Disclosure Law found on the last page of this document.

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

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



No

Unk N/A

1. SELLER'S EXPERTISE

- (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?

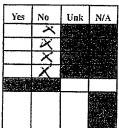
Explain any "yes" answers in section 1: 2. OWNERSHIP/OCCUPANCY

(A) Occupancy

- 1. When was the property most recently occupied?
- 2. Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy the property?

3. How many persons most recently occupied the property? 1

- (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? Don't Know
- (D) Are you aware of any pets having lived in the house or other structures during your ownership? Explain section 2 (if needed):



.1 ž.

COMMUNITIES/OTHER HO	

- (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 (□ Monthly) (□ Quarterly) (□ Yearly)
- (C) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain:

,	1 / /	SPD Page 1 of 9	Buyer's Initials/ Date	
	Pennsylvania Association of REALTORS®		COPVEIGHT PENNSYLVANIA ACCOUNTION OF DEAL TORGE	_

	PROPERTY	
	Yes No Unk N/A	(D) How much is the capital contribution/initiation (ea) \$
j:		(D) 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 respon-
		sible 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 cer-
		tificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.
		4. ROOF
	Yes No Unk N/A	(A) Installation
ï		I. When was the roof installed?
		2. Do you have documentation (invoice, work order, warranty, etc.)?
		(B) Repair
	L X	1. Has the roof or any portion of it been replaced or repaired during your ownership?
ż		2. If it has been replaced or repaired, was the existing roofing material removed?
		(C) Issues
÷	X	I. 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:
		5. BASEMENTS AND CRAWL SPACES
	Yes No Unk N/A	(A) Sump Pump
	X	1. Does the property have a sump pit? If yes, how many?
ż	X	2. Does the property have a sump pump? If yes, how many?
		3. If it has a sump pump, has it ever run?
4		4. If it has a sump pump, is the sump pump in working order?
		(B) Water Infiltration
		1. Are you aware of any water leakage, accumulation, or dampness within the basement or
	X	crawl space?
		Do you know of any repairs or other attempts to control any water or dampness problem in
		the basement or crawl space?
		3. Are the downspouts or gutters connected to a public system?
		Explain any "yes" answers in this section, including the location and extent of any problem(s) and
		any repair or remediation efforts:
		6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS
	Yes No Unk N/A	(A) Status
	X PROPERTY.	1. Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property?
	X	2. Are you aware of any damage caused by termites/wood-destroying insects, dryrot, or pests?
		(B) Treatment
•		1. Is your property currently under contract by a licensed pest control company?
4.		2. Are you aware of any termite/pest control reports or treatments for the property?
		Explain any "yes" answers in section 6, including the name of any service/treatment provider, it
		applicable:
	Yes No Unk N/A	7. STRUCTURAL ITEMS
	V	(A) Are you aware of any past or present movement, shifting, deterioration, or other problems with
ţ.	X	walls, foundations, or other structural components?
	X	(B) Are you aware of any past or present problems with driveways, walkways, patios, or retaining
-		walls on the property?
	X	(C) Are you aware of any past or present water infiltration in the house or other structures, other
		than the roof, basement or crawl spaces?
		(D) Stucco and Exterior Synthetic Finishing Systems
	×	1. Is your property constructed with stucco?
		2. Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as
		Dryvit or synthetic stucco, synthetic brick or synthetic stone?
٠		3. If "yes," when was it installed?
×		(E) Are you aware of any fire, storm, water or ice damage to the property?
:`		(F) Are you aware of any defects (including stains) in flooring or floor coverings? Explain any "yes" answers in section 7, including the location and extent of any problem(s) and any
		recommendation of answers in section / inclination the location and extent at any problem/s) and any

repair or remediation efforts:

Yes No Unk N/A X S S S S S S S S S S S S S S S S S S	(A) Have any additi during your ow (B) Are you aware of zoning codes? Note to Buyer: The PA of establish standards for be mine if permits and/or of Where required permits remove changes made be pliance to determine if i	ATIONS ions, structural changes, or ot nership? Itemize and date all act any private or public architecture. Construction Codevact, 35 P.S. §72 building and altering properties. Bupprovals were necessary for disclosure not obtained, the municipality prior owners. Buyers can have this sues exist. Expanded title insurant the property by previous owners were not owners were property by previous owners were not property by previous owners were not owners were no	iditions/alterations beloral review control of to 10.101 et seq. (effective tyers should check with to psed work and if so, whe by might require the curre the property inspected by the property inspected by the property inspected by	ow. the property other than a 2004), and local codes the municipality to deter- ther they were obtained, ent owner to upgrade or an expert in codes com- lable for Buyers to cover
	ldition, structural ange, or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unknown)	Final inspections/ approvals obtained? (Yes/No/Unknown)
	1. Public 2. A well on the p 3. Community wa 4. A holding tank 5. A cistern 6. A spring 7. Other 8. No water servic (B) Bypass Valve (for 1. Does your wate 2. If "yes," is the (C) Well 1. Has your well e 2. Depth of Well 3. Gallons per min 4. Is there a well t 5. If there is an un (D) Pumping and Tre 1. If your drinking explain: 2. Do you have a 3. Is the softener, (E) General	ce (explain): r properties with multiple source er source have a bypass valve? bypass valve working? ever run dry? nute, measured on (date) used for something other than th nused well, is it capped? eatment g water source is not public, is th softener, filter, or other treatment filter, or other treatment system in	e primary source of dr e pumping system in w st system? cased? From whom?_	orking order? If "no,"
eller's Initials &C	1. When was your 2. Is the water sys	water last tested? Test tem shared? With whom? SPD Page 3 of 9 Buyer's		

PROPERTY

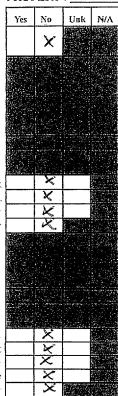
PROPERTY	
Yes No Unk N/A	(F) Issues
X	1. Are you aware of any leaks or other problems, past or present, relating to the water supply,
	pumping system, and related items?
	2. Have you ever had a problem with your water supply? Explain any "yes" answers in section 9, including the location and extent of any problem(s) and any
	repair or remediation efforts:
	1
	10. SEWAGE SYSTEM
Yes No Unk N/A	(A) General
X	1. Is your property served by a sewage system (public, private or community)?
$ \lambda $	2. If no, is it due to availability or permit limitations?
	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)
X Marie	2. Community (non-public)
X	3. An individual on-lot sewage disposal system
	4. Other, explain:
	(C) Individual On-lot Sewage Disposal System. Is your sewage system (check all that apply):
	Within 100 feet of a well Subject to a ten-acre permit exemption
	3. A holding tank
	4. A drainfield
X	5. Supported by a backup or alternate drainfield, sandmound, etc.
X	6. A cesspool
	7. Shared 8. Other, explain:
	(D) Tanks and Service
X	1. Are there any metal/steel septic tanks on the Property?
	2. Are there any cement/concrete septic tanks on the Property?
X	3. Are there any fiberglass septic tanks on the Property?
3 X	4. Are there any other types of septic tanks on the Property?
X	Where are the septic tanks located? How often is the on-lot sewage disposal system serviced?
	7. When was the on-lot sewage disposal system last serviced?
	(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic
. X	1. Are you aware of any abandoned septic systems or cesspools on your property?
X	2. Have these systems or cesspools been closed in accordance with the municipality's ordinance?
	(F) Sewage Pumps
	 Are there any sewage pumps located on the property? What type(s) of pump(s)?
X X	3. Are pump(s) in working order?
4 XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	4. Who is responsible for maintenance of sewage pumps?
	(G) Issues
X	1. Is any waste water piping not connected to the septic/sewer system?
× William	2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?
I	Explain any "yes" answers in section 10, including the location and extent of any problem(s) and any
r	epair or remediation efforts:
[1. PLUMBING SYSTEM
Yes No Unk N/A	(A) Material(s). Are the plumbing materials (check all that apply):
X . A	1. Copper
	2. Galvanized
	3. Lead 4. PVC
X	5. Polybutylene pipe (PB)
X	6. Cross-linked polyethyline (PEX)
	7. Other
	(B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not lim-
	ited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)? If "yes," explain:
	n yes, explain.
Seller's Initial	Date 3-18-23 SPD Page 4 of 9 Buyer's Initials/ Date

		12. DOMESTIC WATER HEATING
Yes	No Unk	A (A) Type(s), is your water heating (check all that apply):
X		1. Electric
	X	2. Natural gas
	$\frac{\chi}{\chi}$	3. Fuel oil
	X	4. Propane
	X	5. Solar
	X	6. Geothermal
	2	7. Other
200	\mathcal{X}	8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler,
		(B) How many water heaters are there? 1 When were they installed? שופטאאטן
		(C) Are you aware of any problems with any water heater or related equipment?
		If "yes," explain:
т	<u></u>	13. HEATING SYSTEM
	No Unk	A (A) Fuel Type(s). Is your heating source (check all that apply): 1. Electric
X		2. Natural gas
	<u>×</u>	3. Fuel oil
	<u> </u>	4. Propane
	\leftarrow	5. Geothermal
	 	6. Coal
	$\hat{\mathbf{x}}$	7. Wood
$\neg \dagger$	\text{\text{Y}} \	8. Other
		(B) System Type(s) (check all that apply):
	×	1. Forced hot air
	X	2. Hot water
X		3. Heat pump
	X	4. Electric baseboard
	X	5. Steam
	<u> </u>	6. Radiant
	X	7. Wood stove(s) How many?
		8. Coal stove(s) How many?
	C WARREN	9. Other
	aria da	1. When was your heating system(s) installed? 1 TEAR AGO
		2. When was the heating system(s) last serviced? THIS MONTH
		2 [[
	$\overline{\chi}$	4. Is there an additional and/or backup heating system? Explain:
		(D) Fireplaces
X		1. Are there any fireplace(s)? How many? 1
	X	2. Are all fireplace(s) working?
		3. Fireplace types(s) (wood, gas, electric, etc.): Wood
	X	4. Were the fireplace(s) installed by a professional contractor or manufacturer's representa
\geq \mid		5. Are there any chimney(s) (from a fireplace, water heater or any other heating system)?
		6. How many chimney(s)? 1 When were they last cleaned? UNKNOWID
		7. Are the chimney(s) working? If "no," explain:
		(E) List any areas of the house that are not heated: BASEMENT - GARAGE
		(F) Heating Fuel Tanks
37.20.20 A		1. Are you aware of any heating fuel tank(s) on the property?
		2. Location(s), including underground tank(s):
		3. If you do not own the tank(s), explain: Are you aware of any problems or repairs needed regarding any item in section 13? If "
		explain:
		14. AIR CONDITIONING SYSTEM
Yes	No Unk	A (A) Type(s). Is the air conditioning (check all that apply):
X		1. Central air
	×	2. Wall units
	X	3. Window units
	ス	4. Other
	と.	5. None
		Date_3/13/23 SPD Page 5 of 9 Buyer's Initials/Date
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al system? If "yes," explain: be sold with the property. T	system las in the prop ir conditio in section t breakers? ing in the led in the	fuses? circuit be wirits need	r condition of the cond	3. How many air condition) List any areas of the house aware of any problems w LECTRICAL SYSTEM) Type(s) 1. Does the electrical syste 2. Does the electrical syste 2. Does the electrical syste () What is the system ampera () Are you aware of any knot () aware of any problems of THER EQUIPMENT AND its section must be completed	Yes No Unk N/A (C) Are you 15. EL (A) (B) (C) Are you 16. OT		
Agreement of Sale, Terms	included	n it is	ot mear	at an item is listed does ne preement of Sale negotiated	tha		,
actornine which fields, if a	and Sch	y.	Property	cluded in the purchase of the	inc		
Item Yes 1		No	Yes	Item			
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isposal	G		X	arage transmitters	Ga		
ne freezer	St		X	eyless entry	Ke		
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	At	X		wimming pool	~~~~		
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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).

(B) Preferential Assessment and Development Rights

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

- 1. Farmland and Forest Land Assessment Act 72 P.S.§5490.1 et seq. (Clean and Green Program)
- 2. Open Space Act 16 P.S. §11941 et seq
- 3. Agricultural Area Security Law 3 P.S. §901 et seq. (Development Rights)
- 4. Any other law/program:

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

(C) Property Rights

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

- 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.

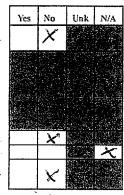
Explain any "yes" answers in section 17:

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?
 - 2. Is any part of this property located in a a FEMA flood zone?
 - 3. Are you aware of any past or present drainage or flooding problems affecting the property?
 - 4. Are you aware of any drainage or flooding mitigation on the property?

Explain any "yes" answers in section 18(A), including dates and extent of flooding:



(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 in section	18(B):

PRO	OPERTY	
		HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES
Yes	No Unk N/A	(A) Mold and Indoor Air Quality (other than radon)
_	X	1. Are you aware of any tests for mold, fungi, or indoor air quality in the property?
	<u>الرام الرام ا</u>	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
2		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
-	X	property? If "yes," list date, type, and results of all tests below:
		First Test Second Test
		Date
5.52		Type of Test
		Results (picocuries/liter)
Ĭ.		Name of Testing Service
	X	2. Are you aware of any radon removal system on the property?
		1f "yes," list date installed and type of system, and whether it is in working order 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
Yes	The state of the s	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?
	X	2. Are you aware of any reports or records regarding lead-based paint or lead-based paint haz-
20.5		ards on the property?
1000		(D) Tanks
_		 Are you aware of any existing or removed underground tanks? Size; If "yes," have any tanks been removed during your ownership?
-	一文	(E) Dumping. Are you aware of any dumping on the property?
		(F) Other
	3.4	1. Are you aware of any existing hazardous substances on the property (structure or soil)
İ	X Marie Marie	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 bio-
-	X	hazard on your property or any adjacent property?
	X	3. Are you aware of testing on the property for any other hazardous substances or environ-
		mental concerns?
	X	4. Are you aware of any other hazardous substances or environmental concerns that might
· L		impact upon the property?
	Ex	plain any "yes" answers in section 19:
	·	
	_	
	_	
	20	MISCELLANEOUS
Yes	1 1 1 1	(A) Deeds, Restrictions and Title
res	No Unk N/A	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 of the property?
:	\times	nation associated with the property?
-	ASSESSMENT OF THE PROPERTY OF	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?
	X Marine	4. Are you aware of any insurance claims filed relating to the property?
		(B) Financial
		1. Are you aware of any public improvement, condominium or homeowner association assess-
:	X	ments against the property that remain unpaid or of any violations of zoning, housing, build-
		ing, 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 sup-
	义	port obligation, or other debt against this property or Seller that cannot be satisfied by the
L		proceeds of this sale?

Seller's Initials (QC) Date 3/8/23 SPD Page 8 of 9 Buyer's Initials / Date

PROPERTY	
Yes No Unk N/A X X	 (C) Legal Are you aware of any violations of federal, state, or local laws or regulations relating to this property? Are you aware of any existing or threatened legal action affecting the property? (D) Additional Material Defects Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form? Note to Buyer: A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect. After completing this form, if Seller becomes aware of additional information about the property, including through inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the inspection(s). These inspection reports are for informational purposes only.
Explain any "ves" ar	reports are for informational purposes only. swers in section 20:
21. ATTACHMENTS	part of this Disclosure if checked:
	rty Disclosure Statement Addendum (PAR Form SDA)
	Ty Discosure Statement Addendam (TAR Forth BDA)

the property and to other re INFORMATION CONTAIN	eller hereby authorizes the Listing Broker to provide this information to prospective buyers of eal estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE ED IN THIS STATEMENT. Seller shall cause Buyer to be notified in writing of any informatich is rendered inaccurate by a change in the condition of the property following completion of
SELLER	DATE
SELLER	DATE
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	DAIL
INFORMATI	ON REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW
	XECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK
According to the provisions of	the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known mate-
	RECEIPT AND ACKNOWLEDGEMENT BY BUYER
warranty and that, unless sta is Buyer's responsibility to sa	nowledges receipt of this Disclosure Statement. Buyer acknowledges that this Statement is not a steed otherwise in the sales contract, Buyer is purchasing this property in its present condition. It atisfy himself or herself as to the condition of the property. Buyer may request that the property case and by qualified professionals, to determine the condition of the structure or its components.
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DUIER	DATE
BUYER	DATE DATE DATE DATE