MASSACHUSETTS ASSOCIATION OF REALTORS®
SELLER'S STATEMENT OF PROPERTY CONDITION

THE SELLER AUTHORIZES THE BROKERS OR SALESPERSONS TO PROVIDE THE FOLLOWING INFORMATION TO PROSPECTIVE BUYERS. THIS INFORMATION IS BASED UPON THE SELLER'S KNOWLEDGE, BUT IS NOT INTENDED AS A GUARANTEE OF THE CONDITION OF THE PROPERTY OR THE CONTINUED SATISFACTORY OPERATION OF ANY SYSTEM. THE BUYER SHOULD INDEPENDENTLY VERIFY ALL INFORMATION BEFORE PURCHASE.

Property Address ________________________________

I. TITLE/ZONING/BUILDING INFORMATION

1. Seller/Owner ____________________________ How long owned?

2. How long occupied? ___________________________ Approximate year built?

3. Have you been advised of any title problems or limitations (for example, deed restriction, lot line dispute, order of conditions)? If yes, please explain ___________________________

   a) Do you know of any easement, common driveway, or right of way? If yes, please explain ___________________________

4. Zoning classification of property (if known) ___________________________

5. Has your city/town issued a notice of any violation which is still outstanding? If yes, explain ___________________________

   a) Have you been advised that the current use is nonconforming in any way? Explain ___________________________

6. Do you know of any variances or special permits? Explain ___________________________

7. During Seller's ownership, has work been done for which a permit was required? If yes, explain ___________________________

   a) Were permits obtained?

   b) Was the work approved by inspector?

   c) Is there an outstanding notice of any building code violation? Yes ______ No ______ Explain ___________________________

8. Have you been informed that any part of the property is in a designated flood zone or wetlands? Explain ___________________________

   (See Flood Zone disclosure Page 4)


II. SYSTEM AND UTILITIES INFORMATION

10. Has there ever been an UNDERGROUND FUEL TANK?

    If yes, is it still in use?

    If not used, was it removed? ___________________________

    (See Hazardous Materials Disclosure Page 4)

11. HEATING SYSTEM: Problems? Explain ___________________________

    a) Identify any unheated room or area ___________________________

    b) Approximate date of last service ___________________________

    c) Reason ___________________________

12. DOMESTIC HOT WATER: Type ___________________________ Age ________ Problems? Explain ___________________________

    Buriners Owned or rented? ___________________________

13. SEWAGE SYSTEM: Problems? Explain ___________________________

    Type: Municipal Sewer ______ Private ______ If private, describe type of system: (cesspool, septic tank, etc.) ___________________________

    Name of service company ___________________________

    Date it was last pumped ___________________________ Frequency ___________________________

    During your ownership has sewage backed up into house or onto yard? Yes ______ No ______ Explain ___________________________

    Is system shared with other homes? ___________________________

    Date a Title 5 inspection last performed ________________ Copy attached. Yes ______ No ______

SELLER'S INITIALS ___________________________ BUYER'S INITIALS ___________________________

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MASSFORMS™ Statewide Standard Real Estate Forms
M.J. & Associates 374 High Street, Hanson MA 02341
Phone: 7812940310
Fax: ___________________________

Milinda J. McGraw
Produced with ZipForm™ by RE FormsNet, LLC 18025 Fifteen Mile Road, Clinton Township, Michigan 48035 www.zipform.com
ANSWERS

14. PLUMBING SYSTEM: Problems/Leaks/Freezing? Explain ____________________________
   Bathroom ventilation problems? Explain ____________________________
   DRINKING WATER SOURCE: Public ________ Private ________ If private:
   a) Location ____________________________
   b) Date last tested __________ Report: Attached ________ Not attached ________
   c) Water quality problems? Explain ____________________________
   d) Water quantity problems? Explain ____________________________
   e) Flow rate (gal. min.) ____________________________
   f) Age of pump __________
   g) Is there a filtration system? ________ Age/Type of filtration system ____________________________

15. ELECTRICAL SYSTEM: Problems? Explain ____________________________

16. APPLIANCES: List appliances that are included ____________________________
   Any known problems? ____________________________
   If yes, explain ____________________________

17. SECURITY SYSTEM: None ________ Type ________ Age ________ Company ________
   Problems? Explain ____________________________

18. AIR CONDITIONING: Central ________ Window ________ Other ________ None ________
   Problems? Explain ____________________________

YES NO UNKN

III. BUILDING/STRUCTURAL IMPROVEMENTS INFORMATION

20. FOUNDATION/SLAB:
   Problems? Explain ____________________________

21. BASEMENT: Water ________ Seepage ________ Dampness ________
   Explain amount, frequency, and location ____________________________
   a) Sump pump? If yes, age ________ location ________ Problems? ____________________________

22. ROOF:
   Problems? Explain ____________________________
   Location of leaks/repairs ____________________________

23. CHIMNEY/FIREPLACE: Date last cleaned ________ Problems? ____________________________
   Wood/Coal/Pellet Stove in compliance with installation regulations/code/bylaws?__________________________
   If not, explain ____________________________

24. History of smoke/fire damage to structure, if any? Explain ____________________________

25. FLOORS: Type of floors under carpet/linooleum? ____________________________
   Problems with floors (buckling, sagging, etc.)? Explain ____________________________

26. WALLS:
   a) INTERIOR Walls: Problems? Explain ____________________________
   b) EXTERIOR Walls: Problems? Explain ____________________________

27. WINDOWS/SLIDING DOORS/DOORS:
   Problems or leaks? Explain ____________________________

28. INSULATION: Does house have insulation? If yes, type ________ Date installed ________ Location ________

29. ASBESTOS: Do you know whether asbestos is present in exterior shingles, pipecovering or boiler insulation? ________
   Has a fiber count been performed? ________
   If yes, attach copy ____________________________
   (See Asbestos disclosure Page 4)

30. LEAD PAINT: Is lead paint present? ________
   If yes, locations (attach copy of inspection reports) ____________________________
   If yes, describe abatement plan/interim controls, if any ____________________________
   Has paint been encapsulated? If yes, when and by whom? ____________________________
   (See Lead Paint disclosure Page 4)

31. RADON: Has test for radon been performed? If yes, attach copy ____________________________
   (See Radon disclosure Page 4)

32. INSECTS: History of Termites/Wood Destroying Insects or Rodent Problems? If yes, explain treatment and dates ____________________________
   (See Chlordane disclosure Page 4)

SELLER'S INITIALS ____________________ BUYER'S INITIALS ____________________

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Statewide Standards Real Estate Forms
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### Answers

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<tbody>
<tr>
<td>33. Swimming Pool/Jacuzzi: Problems? Explain</td>
<td>Name of service company</td>
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<td>34. Garage/Shed/Or Other Structure: Problems, explain</td>
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### IV. Miscellaneous Information

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<td>35. Do you know of any other problem which may affect the value or use of the property which may not be obvious to a prospective buyer? Explain</td>
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### V. Condominium Information

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<tr>
<td>36. If converted to condominium, are documents recorded (Master deed/Unit deed etc.)?</td>
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<td>37. Parking: Is parking space included? If yes, is it deeded, exclusive easement or common?</td>
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<td>38. Condo Fees: Current monthly fees for Unit are $</td>
<td>Heat included? Yes ___ No ___</td>
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<td>Electricity included? Yes ___ No ___</td>
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<td>39. Reserve Fund: Has an advance payment been made to a condo reserve fund?</td>
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<td>40. Condo Assoc. Info: Is owners’ association currently involved in any litigation?</td>
<td>If yes, explain</td>
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<td>41. Have you been advised of any matter which is likely to result in a special assessment or substantially increase condominium fees? Explain</td>
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### VI. Rental Property Information

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<td>42. Number of Units:</td>
<td>Has a unit been added/subdivided since original construction?</td>
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<td>If yes, a permit for new/added unit obtained?</td>
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<td>43. Rents: Number of units occupied</td>
<td>Rents $ ___________________ /month</td>
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<td>Expiration date of each lease</td>
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<td>Any tenants without leases?</td>
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<td>Is owner holding last month’s rent security deposit?</td>
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<td>If yes, has interest been paid?</td>
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<td>If security deposit held attach a copy of statements of condition. Attached ____ Not attached ____</td>
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### VII. Acknowledgment

Seller(s) hereby acknowledge that the information set forth above is true and accurate to the best of my (our) knowledge. I (we) further agree to defend and indemnify the broker(s) and any subagents for disclosure of any on the information contained herein. Seller(s) further acknowledge receipt of copy of Seller’s Statement of Property Condition.

Date ____________ Seller ____________________ Seller ____________________

Buyer/Prospective Buyer acknowledges receipt of Seller’s Statement of Property Condition before purchase. Buyer acknowledges that Broker has not verified the information herein and Buyer has been advised to verify information independently.

Date ____________ Buyer ____________________ Buyer ____________________

SELLER’S INITIALS ____________ ____________ BUYER’S INITIALS ____________ ____________
VIII. EXPLANATORY MATERIAL

The following clauses are provided for descriptive purposes only. For detailed information, consult the Massachusetts Department of Public Health, the Massachusetts Department of Environmental Protection, or other appropriate agency, or your attorney.

A. Flood Hazard Insurance Disclosure Clause  (Question #8)
   The lender may require Flood Hazard Insurance as a condition of
   the mortgage loan if the lender determines that the property is in a
   flood hazard zone.

B. Hazardous Materials Disclosure Clause  (Question #10)
   In certain circumstances Massachusetts law can hold an owner of
   real estate liable to pay for the cost of removing hazardous or toxic
   materials from real estate and for damages resulting from the release
   of such materials, according to the Massachusetts Oil and Hazardous
   Material Release and Response Act, General Laws, Chapter 21E. The
   buyer acknowledges that he may have the property professionally
   inspected for the presence of, or the substantial likelihood of release
   of oil or hazardous material and such proof of inspection may be
   required as a prerequisite for financing the property.

C. Asbestos Disclosure Clause  (Question #29)
   The United States Consumer Product Safety Commission has
   maintained that asbestos materials are hazardous if they release
   separate fibers which can be inhaled. Asbestos is a common
   insulation material on heating pipes, boilers, and furnaces. It may
   also be present in certain types of floor and ceiling materials,
   shingles, plaster products, cements and other building materials. The
   buyer may have the property professionally inspected for the
   presence of asbestos and if repair or removal of asbestos is desired,
   proper safety guidelines must be observed.

D. Lead Paint Disclosure Clause  (Question #30)
   Whenever a child under six years of age resides in any residential
   premises in which any paint, plaster or other accessible material
   contains dangerous levels of lead, the owner is required by law, to
   remove all said paint, plaster or cover with appropriate materials so
   as to make it inaccessible to a child under six years of age.
   Consumption of lead is poisonous and may cause serious personal
   injury. Whenever such residential premises containing dangerous
   levels of lead undergoes a change of ownership, as a result, a child
   under six years of age will become a resident, the new owner is
   required by law to remove said paint, plaster cover or encapsulate it
   with appropriate materials so as to make it inaccessible to such child.
   Buyer should receive information pamphlet from Department of
   Public Health.

E. Radon Disclosure Clause  (Question #31)
   Radon is an odorless, colorless, tasteless gas produced naturally
   in the ground by the normal decay of uranium and radium. Radon can
   lead to the development of radioactive particles which can be inhaled.
   Studies indicate the result of extended exposure to high levels of
   radon may increase the risk of developing lung cancer.

F. Chlordane Disclosure Clause  (Question #32)
   Pesticide products containing chlordane were banned in
   Massachusetts on June 11, 1985, following a determination by the
   Department of Food and Agriculture that the use of chlordane may
   cause unreasonable adverse effects on the environment including risk
   of cancer. Although existing data does not conclusively prove that
   significant health effects have occurred as a direct result of chlordane
   use, the long-term potential health risks are such that prudent
   public health policy, according to the Department, to eliminate the
   further introduction of chlordane into the environment.

G. Mold Information
   Molds are naturally occurring organisms that exist both indoors
   and outdoors. More than 1000 different kinds of mold have been
   found in homes in the United States. Molds are fungi that reproduce
   by making spores. Spores are small and lightweight and able to travel
   through the air. Molds need moisture and food to grow and their
   growth is stimulated by warm, damp and humid conditions. Molds
   can use materials such as wood, paper, drywall and carpet as food
   sources. Reducing dampness indoors is often key to reducing the
   growth of mold. Depending on the level of mold, allergies,
   respiratory problems and other health consequences can be triggered
   in sensitive individuals. However, exposure to mold does not always
   result in health problems. As of July of 2002, U.S. governmental
   agencies reported that a determination had not been made what
   quantity of mold was acceptable in an indoor environment. For more
   information on mold, contact an engineer or other qualified mold
   inspector. Information may also be found at the web site for the U. S.

H. Fair Housing Notice
   It is unlawful to discriminate on the basis of race, color, religious
   creed, national origin, age, gender, sex, ancestry, marital status,
   veteran status, sexual orientation, disability, presence of a child,
   receipt of public assistance or other protected classification in the
   sale or rental of covered housing.

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