

18. CONDOMINIUM AND OTHER HOMEOWNER ASSOCIATIONS (COMPLETE ONLY IF APPLICABLE)

(a) Type: Condominium ___ Cooperative ___ Homeowners Association ___ Other ___ If "Other", please explain: _____

Notice regarding Condominiums, Cooperatives and Homeowners Association: According to Section 3407 of the Uniformed Condominium Act (68 Pa.C.S. § 3407) (Relating to resales of Units) and 68 Pa.C.S. § 4409 (Relating to resales of cooperative interests) and Section 5407 of the Uniform Planned Community Act (68 Pa.C.S.A. 5407), a Buyer of a resale Unit must receive a Certificate of Resale issued by the Association. The Buyer will have the option of canceling the Agreement with return of all deposit moneys until the Certificate has been provided to the Buyer and for five days thereafter or until conveyance, whichever occurs first. The Seller must be sure the Buyer receives a Resale Certificate.

(b) Do you know of any defect, damage or problem with any common elements or common areas which could affect their value or desirability? Yes ___ No ___ Unknown ___

(c) Do you know of any condition or claim which may result in an increase in assessments or fees? Yes ___ No ___ Unknown ___
If your answer to (b) or (c) is "Yes", explain in detail: _____

19. MISCELLANEOUS

Explain any yes answers by including specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repairs and the date(s) the repair(s) were attempted.

- (a) Are you aware of any existing or threatened legal action affecting the Property? Yes ___ No ___ Unknown ___
- (b) Do you know of any violations of Federal, State or local laws or regulations relating to this Property? Yes ___ No ___ Unknown ___
- (c) 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 that remain uncorrected? Yes ___ No ___ Unknown ___
- (d) Are you aware of any judgment, encumbrances, lien (for example, comaker or equity loan) or other debt against this Property that cannot be satisfied by the proceeds of this sale? Yes ___ No ___ Unknown ___
- (e) 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? Yes ___ No ___ Unknown ___
- (f) Are you aware of any material defects to the Property, dwelling or fixtures which are not disclosed elsewhere on this form? Yes ___ No ___ Unknown ___
A material defect is a problem with the Property or any portion of it that would have a significant adverse impact on the value of the residential real Property or that INVOLVES AN UNREASONABLE RISK TO PEOPLE ON THE LAND.
- (g) Are you aware of a historic preservation restriction or ordinance or archeological designation associated with the Property? Yes ___ No ___ Unknown ___
- (h) Are you aware of any insurance claims filed related to the Property? Yes ___ No ___ Unknown ___
If "Yes", please explain: _____
- (i) Is there any additional information that you feel you should disclose to a prospective Buyer because it may materially and substantially affect the value or desirability of the Property, e.g. zoning violation, set back violations, zoning changes, road changes, pending municipal improvements, pending tax assessment appeals, etc.? Yes ___ No ___ Unknown ___
If any answer in this section is "Yes", explain in detail: _____

(j) Have you ever attempted to obtain insurance of any nature for the property and were Rejected? Yes ___ No ___
(k) Are you aware of a lease of the oil, gas or mineral rights being agreed to for this particular property? Yes ___ No ___ Unknown ___
Are you aware of a lease of the oil, gas or mineral rights for adjacent properties? Yes ___ No ___ Unknown ___
Explain any YES answers by including specific information concerning the lease agreement(s) as well as the lease terms: _____

(l) Are you aware if any drilling has occurred on this property? Yes ___ No ___
Are you aware if any drilling is planned for this property? Yes ___ No ___
Are you aware if any drilling has occurred or is planned to occur on nearby property? Yes ___ No ___ Unknown ___
If the answer is YES to any of these items please explain: _____

20. COMPLIANCE WITH REAL ESTATE SELLER DISCLOSURE LAW

In Pennsylvania, a Seller is required to satisfy the requirements of the Real Estate Seller Disclosure Law. These requirements are generally described in the notice found on the first page of this document. This law requires the Seller in a residential transfer of real estate to make certain disclosures regarding the property to potential Buyers. The notice is to be provided in a form defined by law and is required before an agreement of sale is signed. The law defines a residential real estate transfer as a sale, exchange, installment sales contract, lease with an option to buy, grant or other transfer of an interest in real property where not less than one (1) and not more than four (4) residential dwelling units are involved. In transactions involving a condominium, homeowners association or cooperative the disclosure is to specifically refer to the Seller's Unit. Disclosures regarding common areas or facilities within such associations are not specifically required in this Disclosure Statement. However, compliance with the requirements that govern the resale of condominium, homeowner association and cooperative interests is required as defined by the Uniform Condominium Act of Pennsylvania, the Uniform Planned Community Act of Pennsylvania and/or the Real Estate Cooperative Act as such Acts may be amended. Exceptions to the Seller Disclosure Law requirements include:

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

Except where these exceptions apply, the Seller is required to satisfy the requirements of the Real Estate Seller Disclosure Law as may be amended and is required to make disclosures in accordance with the provisions of the Law.