



## CONTRACT TO PURCHASE REAL ESTATE #501

*(With Contingencies)*  
**(Binding Contract. If Legal Advice Is Desired, Consult An Attorney.)**

From: BUYER(S):

Name(s): Kateryna Podzelinska

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

To: OWNER OF RECORD ("SELLER"):

Name(s): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

**The BUYER offers** to purchase the real property described as 81 Washburn St Northborough, MA 01532

together with all buildings and improvements thereon (the "Premises") to which I have been introduced by Arthur Kalenjian of Home-R-Us Realtv of MA. Inc upon the following terms and conditions:

**1. Purchase Price:** The BUYER agrees to pay the sum of \$ 601,000.00 to the SELLER for the purchase of the Premises, due as follows:

- i. \$ 1000 as a deposit to bind this Offer;
- ii. \$ 29050 as an additional deposit upon executing the Purchase And Sale Agreement;
- iii. Balance by bank's, cashier's, treasurer's or certified check or wire transfer at time for closing.

**2. Duration Of Offer.** This Offer is valid until 10  a.m.  p.m. on April 4, 2024 by which time a copy of this Offer shall be signed by the SELLER, accepting this Offer and returned to the BUYER, otherwise this Offer shall be deemed rejected and the money tendered herewith shall be returned to the BUYER. Upon written notice to the BUYER or BUYER'S agent of the SELLER'S acceptance, the accepted Offer shall form a binding agreement. Time is of the essence as to each provision.

**3. Purchase And Sale Agreement.** The SELLER and the BUYER shall, on or before 5  a.m.  p.m. on April 9, 2024 execute the Standard Purchase and Sale Agreement of the MASSACHUSETTS ASSOCIATION OF REALTORS® or substantial equivalent which, when executed, shall become the entire agreement between the parties and this Offer shall have no further force and effect.

**4. Closing.** The SELLER agrees to deliver a good and sufficient deed conveying good and clear record and marketable title at 5  a.m.  p.m. on May 22, 2024 at the TBD County Registry of Deeds or such other time or place as may be mutually agreed upon by the parties.

**5. Escrow.** The deposit shall be held by Andrew J. Abu Inc., REALTORS®, as escrow agent, subject to the terms hereof. Endorsement or negotiation of this deposit by the real estate broker shall not be deemed acceptance of the terms of the Offer. In the event of any disagreement between the parties concerning to whom escrowed funds should be paid, the escrow agent may retain said deposit pending written instructions mutually given by the BUYER and SELLER. The escrow agent shall abide by any Court decision concerning to whom the funds shall be paid and shall not be made a party to a pending lawsuit solely as a result of holding escrowed funds. Should the escrow agent be made a party in violation of this paragraph, the escrow agent shall be dismissed and the party asserting a claim against the escrow agent shall pay the agent's reasonable attorneys' fees and costs.

**6. Contingencies.** It is agreed that the BUYER'S obligations under this Offer and any Purchase and Sale Agreement signed pursuant to this Offer are expressly conditioned upon the following terms and conditions:

**a. Mortgage.** (Delete if Waived) The BUYER'S obligation to purchase is conditioned upon obtaining a written commitment for financing in the amount of \$ 80% of the price at prevailing rates, terms and conditions by May 7, 2024. The BUYER shall have an obligation to act reasonably diligently to satisfy any condition within the BUYER'S control. If, despite reasonable efforts, the BUYER has been unable to obtain such written commitment the BUYER may terminate this agreement by giving written notice that is received by 5:00 p.m. on the calendar day after the date set forth above. In the event that notice has not been received, this condition is deemed waived. In the event that due notice has been received, the obligations of the parties shall cease and this agreement shall be void; and all monies deposited by the BUYER shall be returned. In no event shall the BUYER be deemed to have used reasonable efforts to obtain financing unless the BUYER has submitted one application by 3 Biz Days After Signign I and acted reasonably promptly in providing additional information requested by the mortgage lender.

#501 3.30.07/214648



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 Statewide Standard Real Estate Forms

Massachusetts Association of REALTORS 256 Second Ave, Waltham MA 02451  
 Phone: 7818903700 Fax: 7818904919 Mike

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**b. Inspections.** (Delete if Waived) The BUYER'S obligations under this agreement are subject to the right to obtain inspection(s) of the Premises or any aspect thereof, including, but not limited to, home, pest, radon, lead paint, septic/sewer, water quality, and water drainage by consultant(s) regularly in the business of conducting said inspections, of BUYER'S own choosing, and at BUYER'S sole cost within NONE days after SELLER'S acceptance of this agreement. If the results are not satisfactory to BUYER, in BUYER'S sole discretion, BUYER shall have the right to give written notice received by the SELLER OR SELLER'S agent by 5:00 p.m. on the calendar day after the date set forth above, terminating this agreement. Upon receipt of such notice this agreement shall be void and all monies deposited by the BUYER shall be returned. Failure to provide timely notice of termination shall constitute a waiver. In the event that the BUYER does not exercise the right to have such inspection(s) or to so terminate, the SELLER and the listing broker are each released from claims relating to the condition of the Premises that the BUYER or the BUYER'S consultants could reasonably have discovered.

**7. Representations/Acknowledgments.** The BUYER acknowledges receipt of an agency disclosure, lead paint disclosure (for residences built before 1978), and Home Inspectors Facts For Consumers brochure (prepared by the Office of Consumer Affairs). The BUYER is not relying upon any representation, verbal or written, from any real estate broker or licensee concerning legal use. Any reference to the category (single family, multi-family, residential, commercial) or the use of this property in any advertisement or listing sheet, including the number of units, number of rooms or other classification is not a representation concerning legal use or compliance with zoning by-laws, building code, sanitary code or other public or private restrictions by the broker. The BUYER understands that if this information is important to BUYER, it is the duty of the BUYER to seek advice from an attorney or written confirmation from the municipality. In addition, the BUYER acknowledges that there are no warranties or representations made by the SELLER or any broker on which BUYER relies in making this Offer, except those previously made in writing and the following: (if none, write "NONE"): NONE

**8. Buyer's Default.** If the BUYER defaults in BUYER'S obligations, all monies tendered as a deposit shall be paid to the SELLER as liquidated damages and this shall be SELLER'S sole remedy.

**9. Additional Terms.**

Inspection is waived. Appraisal contingency is waived

Kate Podzelinska

Kate Podzelinska (Apr 3, 2024 20:11 EDT)

BUYER

Date 04/03/2024

Date \_\_\_\_\_

BUYER

**SELLER'S REPLY**

SELLER(S): (check one and sign below)

- (a) ACCEPT(S) the Offer as set forth above at 9:00  a.m.  p.m. on this 04/04/2024 day of \_\_\_\_\_.
- (b) REJECT(S) the Offer.
- (c) Reject(s) the Offer and MAKE(S) A COUNTEROFFER on the following terms: \_\_\_\_\_

This Counteroffer shall expire at

a.m.  p.m. on \_\_\_\_\_ if not withdrawn earlier.

Melissa Kaufman

dotloop verified  
04/04/24 9:20 AM EDT  
UQT2-2VE7-POWN-KQGY

SELLER, or spouse

Date \_\_\_\_\_

SELLER

**(IF COUNTEROFFER FROM SELLER) BUYER'S REPLY**

The BUYER: (check one and sign below):

- (a) ACCEPT(S) the Counteroffer as set forth above at \_\_\_\_\_  a.m.  p.m. on this \_\_\_\_\_ day of \_\_\_\_\_.
- (b) REJECT(S) the Counteroffer.

BUYER Date \_\_\_\_\_

BUYER Date \_\_\_\_\_

**RECEIPT FOR DEPOSIT**

I hereby acknowledge receipt of a deposit in the amount of \$ \_\_\_\_\_ from the BUYER this \_\_\_\_\_ day of \_\_\_\_\_.

Escrow Agent or Authorized representative

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## PROPERTY TRANSFER NOTIFICATION CERTIFICATION

This form is to be signed by the prospective purchaser before signing a purchase and sale agreement or a memorandum of agreement, or by the lessee-prospective purchaser before signing a lease with an option to purchase for residential property built before 1978, for compliance with federal and Massachusetts lead-based paint disclosure requirements.

### Required Federal Lead Warning Statement:

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

### Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i)  Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (check documents below).

Lead Inspection Report;  Risk Assessment Report;  Letter of Interim Control;  Letter of Compliance

(ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Purchaser's or Lessee Purchaser's Acknowledgment (initial)

(c) 

--	--

 Purchaser or lessee purchaser has received copies of all documents checked above.

(d) 

--	--

 Purchaser or lessee purchaser has received no documents.

(e) 

KP	KP
----	----

 Purchaser or lessee purchaser has received the Property Transfer Lead Paint Notification.

(f) 

KP	KP
----	----

 Purchaser or lessee purchaser has (check (i) or (ii) below):  
(i)  received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or  
(ii)  waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### Agent's Acknowledgment (initial)

(g) 

MP	MP
----	----

 Agent has informed the seller of the seller's obligations under federal and state law for lead-based paint disclosure and notification, and is aware of his/her responsibility to ensure compliance.

(h) 

AK	AK
----	----

 Agent has verbally informed purchaser or lessee-purchaser of the possible presence of dangerous levels of lead in paint, plaster, putty or other structural materials and his or her obligation to bring a property into compliance with the Massachusetts Lead Law -- either through full deleading or interim control -- if it was built before 1978 and a child under six years old resides or will reside in the property.

### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<p>Melissa Kaufman </p> <p>Seller</p> <p><i>Kate Podzelinska</i> Kate Podzelinska (Apr 3, 2024 20:11 EDT)</p> <p>Purchaser</p> <p>Megan Parisi </p> <p>Agent</p>	<p>Date <small>dotloop verified 03/29/24 4:21 PM EDT YCN4-G4Q5-432U-QH7Z</small></p> <p>Seller</p> <p>Date</p> <p>Purchaser</p> <p>Date</p> <p>Agent</p> <p><i>H. Lewis B.</i> H. Lewis B. (Apr 3, 2024 20:11 EDT)</p>
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Address of Property 81 Washburn Street, Northborough, MA 01532

CLPPP Form 94-3, 6/30/94, Rev. 9/02



# Commonwealth of Massachusetts

## BOARD OF REGISTRATION OF REAL ESTATE BROKERS AND SALESPERSONS

[www.mass.gov/dpl/boards/re](http://www.mass.gov/dpl/boards/re)

### MASSACHUSETTS MANDATORY REAL ESTATE LICENSEE-CONSUMER RELATIONSHIP DISCLOSURE THIS IS NOT A CONTRACT

This disclosure is provided to you, the consumer, by the real estate licensee listed in this disclosure.

#### THE TIME WHEN THE REAL ESTATE LICENSEE MUST PROVIDE THIS NOTICE TO THE CONSUMER:

All real estate licensees must present this form to you at the first personal meeting with you to discuss a specific property. In the event this relationship changes, an additional disclosure must be provided and completed at that time.

#### CONSUMER INFORMATION AND RESPONSIBILITY:

If you are a buyer or seller, you can engage a real estate licensee to provide advice, assistance and representation to you as your agent. The real estate licensee can represent you as the seller (Seller's Agent) or represent you as the buyer (Buyer's Agent), or can assist you as a Facilitator.

All real estate licensees, regardless of the working relationship with a consumer must, by law, present properties honestly and accurately, and disclose known material defects in the real estate.

The duties of a real estate licensee do not relieve consumers of the responsibility to protect their own interests. If you need advice for legal, tax, insurance, zoning, permitted use, or land survey matters, it is your responsibility to consult a professional in those areas. Real estate licensees do not and cannot perform home, lead paint, or insect inspections, nor do they perform septic system, wetlands or environmental evaluations.

Do not assume that a real estate licensee works solely for you unless you have an agreement for that relationship.

**For more detailed definitions and descriptions about real estate relationships, please see page 2 of this disclosure.**

#### THE SELLER OR BUYER RECEIVING THIS DISCLOSURE IS HEREBY ADVISED THAT THE REAL ESTATE LICENSEE NAMED BELOW IS WORKING AS A:

Check one:  Seller's agent       Buyer's agent       Facilitator

*If seller's or buyer's agent is checked above, the real estate licensee must complete the following section:*

Check one:  Non-Designated Agency

The real estate firm or business listed below and all other affiliated agents are also working as the agent of the  Seller  Buyer

Designated Agency

Only the licensee named herein represents the  Seller  Buyer (designated seller agency or designated buyer agency). In this situation any other agents affiliated with the firm or business listed below do not represent you and may represent another party in your real estate transaction.

By signing below, I, the real estate licensee, acknowledge that this disclosure has been provided to the consumer named herein:

Signature of Real Estate Licensee

**Home-R-Us Realty of MA, Inc**

Name Real Estate Brokerage Firm

Kate Podzelinska (Apr 3, 2024 20:11 EDT)

Signature of Consumer

Signature of Consumer

Arthur Kalenjian 9524934

Printed Name of Real Estate Licensee

License #

Broker  Salesperson

04/03/2024

Today's Date

Lic# 6626

Brokerage Firm Real Estate License #

Printed Name of Consumer

Printed Name of Consumer

Buyer  Seller

Today's Date

Buyer  Seller

Today's Date

Check here if the consumer declines to sign this notice.



# Superior Funding Corporation

343 Washington Street Newton, MA 02458

**Phone:** (617) 938-3900 **Fax:** (617) 395-2671

April 3, 2024

Dear Kateryna Podzelinska,

Superior Funding Corporation is pleased to present you with this letter regarding the purchase of your new home.

Based on your credit assessment, income and asset information presented and reviewed, and automated underwriting engine approval status, you are financially capable of obtaining a mortgage in the amount of **\$480,800** to purchase a property (a single-family primary residence) priced at **\$601,000** with **\$120,200** down payment at currently prevailing terms.

This letter is intended to give a Realtor or a seller comfort that you have the necessary qualifications to purchase the property. Commitment letter will be made available upon completion of the appraisal and underwriting of the loan package.

Thank you for turning to Superior Funding Corporation, and we look forward to working with you.

Sincerely,

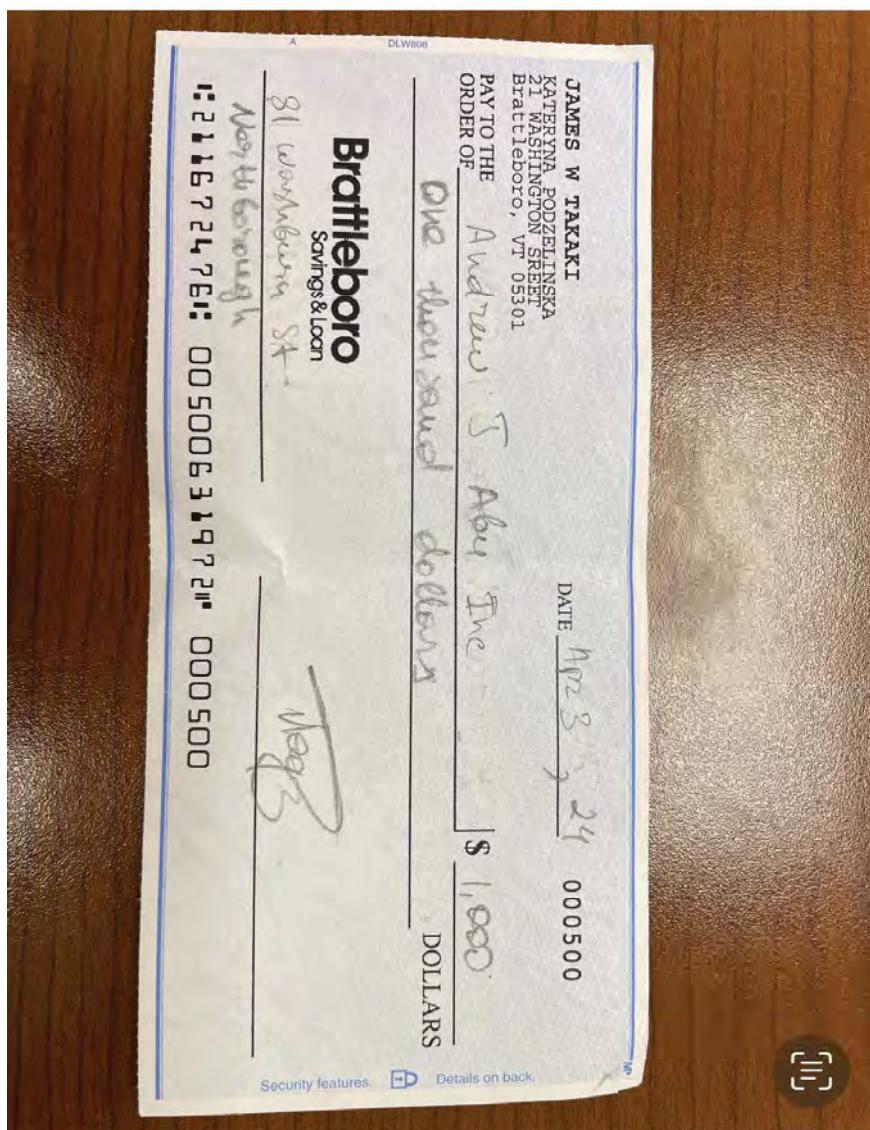
Irina Ratskovskaya  
Loan Advisor  
MA Lic# MLO49983  
Phone: (617) 938-3900 x702  
Email: ifinkelshteyn@sfcorp.net

7:42



Photo

Done



## MOLD AWARENESS NOTIFICATION AND CERTIFICATION

This form is to be signed by the prospective purchaser before signing a purchase and sale agreement, and by the seller upon listing of the property.

Mold is becoming an increasingly bothersome problem in the home. According to the American Society of Home Inspectors, "About 38 percent of homes have mold and fungus growth due to elevated moisture." According to the U.S. Environmental Protection Agency "Molds are not usually a problem indoors unless mold spores land on a wet or damp spot and begin growing. Molds have the potential to cause health problems. Molds produce allergens (substances that cause allergic reactions), irritants, and in some cases, potentially toxic substances (mycotoxins). Inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. Allergic responses include hay fever-type symptoms, such as sneezing, runny nose, red eyes, and skin rash (dermatitis). Allergic reactions to mold are common. They can be immediate or delayed. Molds can also cause asthma attacks in people with asthma who are allergic to mold. In addition, mold exposure can irritate the eyes, skin, nose, throat, and lungs of both mold-allergic and non-allergic people. Symptoms other than the allergic and irritant types are not commonly reported as a result of inhaling mold. Depending on your sensitivity, reactions can be severe. Research on mold and health effects is ongoing."

81 Washburn Street Northborough, MA 01532

Address of Property: \_\_\_\_\_

### Seller's Disclosure – (Choose two, and check next to your choices)

- Seller has no knowledge of mold and/or mold producing conditions in the home.
- Seller has no reports or records pertaining to mold or mold producing conditions.
- There are known mold and/or mold producing conditions in the home.
- There were known mold and/or mold producing conditions in the home. They have been remediated.
- Seller has provided the purchaser with all reports and records pertaining to mold and/or mold producing conditions.

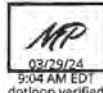
### Buyer's Acknowledgment - (check the box next to your choice)

- Buyer has received copies of all documents as noted.
- Buyer has received no documents.

### Buyer has (check one statement below):

- received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of mold and/or mold producing conditions.
- waived the opportunity to conduct a risk assessment or inspection for the presence of mold and/or mold producing conditions.

### Agent's Acknowledgement (initial)



**Seller's Agent** has informed the Seller of the hazards of mold and/or mold producing conditions. And has made the seller aware of the possible health risks involved.

**Buyer's Agent** has verbally informed the Buyer of the possible presence of mold and/or mold producing conditions, and of the possible health risks associated with mold.

 <small>03/28/24 9:04 AM EDT dotloop verified</small>	<small>03/28/24 9:21 PM EDT WEET-SLIZ-OIQC-4ESQ</small>	Seller <input checked="" type="checkbox"/> _____	Seller <input checked="" type="checkbox"/> _____ Date _____
 <small>Kate Podzelinska 03/29/24 9:04 AM EDT dotloop verified JSIN-EMCQ-C4XU-A39F</small>	<small>Kate Podzelinska (Apr 3, 2024 20:11 EDT)</small>	Buyer <input checked="" type="checkbox"/> _____	Buyer <input checked="" type="checkbox"/> _____ Date _____
 <small>03/29/24 9:04 AM EDT dotloop verified JSIN-EMCQ-C4XU-A39F</small>		Seller Agent <input checked="" type="checkbox"/> _____	Buyer Agent <input checked="" type="checkbox"/> _____ Date _____

Another source of information on mold is <https://www.epa.gov/mold/brief-guide-mold-moisture-and-your-home>

Rev. April 2022

# SELLER'S STATEMENT OF PROPERTY CONDITION #700 (Page 1 of 8)



MASSACHUSETTS  
ASSOCIATION OF REALTORS®

THIS FORM IS TO BE COMPLETED BY THE SELLER. THE SELLER(S) AUTHORIZES THE BROKER OR SALESPERSON(S) TO PROVIDE THE FOLLOWING INFORMATION TO PROSPECTIVE BUYER(S). 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(S) SHOULD INDEPENDENTLY VERIFY ALL INFORMATION BEFORE PURCHASE.

Property Address 81 Washburn Street Northborough, MA 01532

Seller(s)/Owner(s) Melissa Kaufman

How long owned Approx. 5 years

How long occupied Approx. 5 years

Approximate Year Built 1964

## I. TITLE/ZONING/BUILDING INFORMATION

		Yes	No	Unknown	N/A	Description/Explanation
1.	Title Problems or Limitations (for example, deed restriction, lot line dispute, order of conditions):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.	Easement, Common Driveway, or Right of Way	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3.	Zoning Classification(s) of property:			<input type="checkbox"/>	<input type="checkbox"/>	
4.	Has the City/Town issued notice of outstanding violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5.	Have you been advised that current use is nonconforming in any way?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6.	Do you know of any variances or special permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7.	During Seller's ownership, has work been done for which a permit was required? If yes, explain.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	skylights removed in the sunroom
7a.	Were permits obtained?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7b.	Was the work approved by an inspector?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7c.	Was a licensed contractor hired? (If yes, provide name of contractor)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rescon
7d.	Is there an outstanding notice of any building code violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8.	Have you been informed that any part of the property is in a designated flood zone or wetland?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9.	Are there any known water drainage problems? Explain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## II. SYSTEM AND UTILITIES INFORMATION

		Yes	No	Unknown	N/A	Description/Explanation
10.	STORAGE TANK					
10a.	Is or Has there ever been an underground storage tank?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10b.	If yes, type of tank			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10c.	If yes, is it still in use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10d.	If not still in use, was it removed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10e.	Storage Tank: <input type="checkbox"/> Leased <input type="checkbox"/> Owned (See Hazardous Materials Disclosure Page 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

SELLER'S INITIALS

BUYER'S INITIALS



**SELLER'S STATEMENT OF PROPERTY CONDITION #700** (Page 2 of 8)

**MASSACHUSETTS  
ASSOCIATION OF REALTORS®**
**II. SYSTEM AND UTILITIES INFORMATION (Continued)**

		Yes	No	Unknown	N/A	Description/Explanation
11.	HEATING SYSTEM					
11a.	Type:					Oil fired boiler (I believe installed in 2016), 2 heat zones
11b.	Age:					Tank manufactured 11/2015
11c.	Are there any known problems with the heating system? Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11d.	Identify any unheated room or area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	unfinished basement
11e.	Provide approximate date of last service:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	December 2023
11f.	Provide reason for service:			<input type="checkbox"/>	<input type="checkbox"/>	Annual boiler cleaning

**III. WATER, SEWER & OTHER UTILITIES**

		Yes	No	Unknown	N/A	Description/Explanation
12.	DOMESTIC HOT WATER					
12a.	Type:			<input type="checkbox"/>	<input type="checkbox"/>	Tank, storage unit
12b.	Age:			<input type="checkbox"/>	<input type="checkbox"/>	I believe 2016 (I purchased the home in 4/19)
12c.	Are there any known problems with the hot water? Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13.	SEWAGE SYSTEM					
13a.	<input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Private Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13b.	If Private Sewer, describe type of system:			<input type="checkbox"/>	<input type="checkbox"/>	1,000 gallon SAS system
13c.	Provide Name of Service Company			<input type="checkbox"/>	<input type="checkbox"/>	Northborough Septic
13d.	Date it was last pumped:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	December 2023
						Month Day Year
13e.	Frequency of Pumps:			<input type="checkbox"/>	<input type="checkbox"/>	*Will be pumped April 11, 2024
13f.	During your ownership has sewage backed up into house or onto yard? Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13g.	Is system shared with other homes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13h.	Was a Title 5 Inspection performed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scheduled for April 11, 2024
13i.	Date of Inspection:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
						Month Day Year
13j.	Is a copy of Inspection attached?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
14.	PLUMBING SYSTEM					
14a.	Type:			<input type="checkbox"/>	<input type="checkbox"/>	
14b.	Problems? Explain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
14c.	Bathroom ventilation problems? Explain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

SELLER'S INITIALS



BUYER'S INITIALS


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**SELLER'S STATEMENT OF PROPERTY CONDITION #700** (Page 3 of 8)

**MASSACHUSETTS  
ASSOCIATION OF REALTORS®**
**III. WATER, SEWER & OTHER UTILITIES (Continued)**

		Yes	No	Unknown	N/A	Description/Explanation		
15.	WATER SOURCE							
15a.	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
15b.	Location			<input type="checkbox"/>	<input type="checkbox"/>			
15c.	Date Last tested:			<input type="checkbox"/>	<input type="checkbox"/>	Month	Day	Year
15d.	Report Attached?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
15e.	Water Quality problems? Explain.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
15f.	Flow rate:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			(gal. /min.)
15g.	Age of Pump:			<input type="checkbox"/>	<input checked="" type="checkbox"/>			
15h.	Is there a filtration system? If yes, indicate age and type of filtration system.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Age: _____		
						Type: _____		

**IV. ELECTRICAL SYSTEMS & UTILITIES**

		Yes	No	Unknown	N/A	Description/Explanation		
16.	ELECTRICAL SYSTEM							
16a.	Problems? Explain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
17.	APPLIANCES							
17a.	List appliances that are included:			<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator, microwave, oven, washer and dryer		
17b.	Problems? Explain.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
18.	SECURITY SYSTEM							
18a.	Type:			<input type="checkbox"/>	<input type="checkbox"/>	ADT		
18b.	Age:			<input type="checkbox"/>	<input type="checkbox"/>	installed in 2019		
18c.	Provide Name of Service Company			<input type="checkbox"/>	<input type="checkbox"/>			
18d.	Problems? Explain.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
19.	AIR CONDITIONING							
19a.	<input checked="" type="checkbox"/> Central <input type="checkbox"/> Window <input type="checkbox"/> Other. Explain.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Installed in 2016, 1 zone		
19b.	Problems? Explain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
20.	SOLAR PANELS							
20a.	<input type="checkbox"/> Leased <input type="checkbox"/> Owned	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
20b.	If leased, explain terms of agreement.			<input type="checkbox"/>	<input checked="" type="checkbox"/>			

**V. BUILDING/STRUCTURAL INFORMATION**

		Yes	No	Unknown	N/A	Description/Explanation		
21.	FOUNDATION/SLAB							
21a.	Problems? Explain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

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**V. BUILDING/STRUCTURAL INFORMATION (Continued)**

		Yes	No	Unknown	N/A	Description/Explanation
22. BASEMENT						
22a. Problems (select any that apply): <input type="checkbox"/> Water <input type="checkbox"/> Seepage <input type="checkbox"/> Dampness <input type="checkbox"/> Other. Explain.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
22b. Explain amount, frequency, and location of the problems selected in 22a.				<input type="checkbox"/>	<input checked="" type="checkbox"/>	
23. SUMP PUMP						
23a. If yes to 23, provide age and location.				<input type="checkbox"/>	<input checked="" type="checkbox"/>	
23b. Problems? Explain.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
24. ROOF						
24a. Age:				<input type="checkbox"/>	<input type="checkbox"/>	Roof over sunroom replaced 2020
24b. Problems? Explain.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
24c. Location of leaks/repairs:				<input type="checkbox"/>	<input type="checkbox"/>	
25. CHIMNEY/FIREPLACE						
25a. Date last cleaned:			<input type="checkbox"/>	<input type="checkbox"/>	2019	
					Month	Day
25b. Problems? Explain.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Note; small crack at top of chimney
25c. Presence of: <input type="checkbox"/> Wood Stove <input type="checkbox"/> Coal Stove <input type="checkbox"/> Pellet Stove <input type="checkbox"/> Gas Stove		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
25d. If yes to 25c, in compliance with installation regulations/code/bylaws?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
25e. If no to 25d, Explain.				<input type="checkbox"/>	<input checked="" type="checkbox"/>	
25f. Is there any history of smoke/fire damage to structure? Explain.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
26. FLOORS						
26a. Type of floors under carpet/linoleum:				<input checked="" type="checkbox"/>	<input type="checkbox"/>	
26b. Are there any known problems with floors (buckling, sagging, etc.)? Explain.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
27. WALLS						
27a. Interior Walls: Problems? Explain.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
27b. Exterior Walls: Problems? Explain.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
28. WINDOW/SLIDING DOORS/DOORS						
28a. Problems? Explain.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
29. INSULATION						
29a. Does house have insulation?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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**V. BUILDING/STRUCTURAL INFORMATION (Continued)**

		Yes	No	Unknown	N/A	Description/Explanation
29b.	If yes, type:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
29c.	Date Installed:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Month Day Year
29d.	Location:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**VI. ENVIRONMENTAL ISSUES**

		Yes	No	Unknown	N/A	Description/Explanation
30.	ASBESTOS					
30a.	Is asbestos present in exterior shingles, pipe covering or boiler insulation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
30b.	Has a fiber count been performed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
30c.	If yes to 30b., is copy attached? (See Asbestos Disclosure Page 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
31.	LEAD PAINT					
31a.	Is lead paint present?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
31b.	If yes to 31a., locations present: (Attach copy of Inspection Reports)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
31c.	If yes to 31a., describe abatement plan/ interim controls, if any:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
31d.	Has paint been encapsulated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
31e.	If yes to 31d. provide date of encapsulation and by whom.			<input type="checkbox"/>	<input checked="" type="checkbox"/>	Month Day Year
31f.	Is Lead Paint Disclosure Form available? If yes attach copy. If no, Explain.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
32.	RADON					
32a.	Has test for Radon been performed? If yes, attach copy. (See Radon Disclosure Page 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do not recall testing at purchase
33.	MOLD					
33a.	Have you been advised of elevated levels of mold at the Property? Explain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
34.	INSECTS					
34a.	History of Termites/Wood Destroying Insect or Rodent Problems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have regular maintenance for pest control
34b.	If yes to 34a., explain treatment and dates:  (See Chlordane Disclosure Page 8)			<input type="checkbox"/>	<input type="checkbox"/>	Month Day Year
35.	ENERGY AUDIT					
35a.	Has an Energy Audit been performed? If yes, attach a copy.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**VII. OUTDOOR AMENITIES & STRUCTURES**

		Yes	No	Unknown	N/A	Description/Explanation
36.	SWIMMING POOL/JACUZZI					
36a.	Problems? Explain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
36b.	Name of Service Company:			<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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**VII. OUTDOOR AMENITIES & STRUCTURES (Continued)**

		Yes	No	Unknown	N/A	Description/Explanation
37.	GARAGE/SHED/OR OTHER STRUCTURE					
37a.	Problems? Explain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**VIII. CONDOMINIUM INFORMATION**

		Yes	No	Unknown	N/A	Description/Explanation
38.	PARKING					
38a.	Number of Spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6 Spaces
38b.	Of those spaces, identify the number that are: <input type="checkbox"/> Deeded <input type="checkbox"/> Exclusive Easements <input type="checkbox"/> Assigned <input type="checkbox"/> Unassigned or <input type="checkbox"/> In Common area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Number of Spaces: Deeded _____ Exclusive Easements _____ Assigned _____ Unassigned _____ In Common area _____
39.	CONDO FEES					
39a.	Current monthly fees for Unit are:  Are any of the following (39b.-39g.) included in the monthly fees:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
39b.	Heat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
39c.	Electricity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
39d.	Hot Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
39e.	Trash Removal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
39f.	Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
39g.	Snow Removal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
40.	RESERVE FUND					
40a.	Has advance payment been made to a condo reserve fund?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
40b.	If yes to 40a, how much?				<input type="checkbox"/>	
41.	CONDO ASSOCIATION FUND					
41a.	Is owners' association currently involved in any litigation? Explain.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
41b.	Have you been advised of any matter which is likely to result in a special assessment or substantially increase condominium fees? Explain.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**IX. RENTAL PROPERTY INFORMATION**

		Yes	No	Unknown	N/A	Description/Explanation
42.	UNITS					
42a.	Number of Units:			<input type="checkbox"/>	<input checked="" type="checkbox"/>	Units
42b.	Has a unit been added/subdivided since original construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
42c.	If yes to 42b., was a permit for new/added unit obtained?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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**IX. RENTAL PROPERTY INFORMATION**

		Yes	No	Unknown	N/A	Description/Explanation
43.	RENT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rent \$ _____ /month
43a.	Expiration date of each lease:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Month Day Year
43b.	Any tenants without leases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
43c.	Is owner holding last month's rent?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
43d.	Is owner holding security deposit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
43e.	If yes to 43c. and/or 43de., has interest been paid?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
43f.	If security deposit held, attach a copy of Statement(s) of Conditions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
43g.	Is there any outstanding notice of sanitary code violation? Explain.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**X. MISCELLANEOUS INFORMATION**

		Yes	No	Unknown	N/A	Description/Explanation
44.	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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**XI. DESCRIPTION/EXPLANATION****XII. 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.

**E. Radon Disclosure Clause (Question #32)**

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.

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**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 #30)**

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 (Question #31)**

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, and 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.

**F. Chlordane Disclosure Clause (Question #34b.)**

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 do 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 it is prudent public health policy, according to the Department, to eliminate the further introduction of chlordane into the environment.

**G. Mold Information (Question #33)**

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 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. Environmental Protection Agency, [www.epa.gov](http://www.epa.gov).

**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.

**XIII. Acknowledgment**

Seller(s) hereby acknowledges that the information set forth above is true and accurate to the best of his or her knowledge. Seller(s) agrees to defend and indemnify the broker(s) and any subagents for disclosure of any information contained herein. Seller(s) acknowledges receipt of a copy of the Seller's Statement of Property Condition.

Date 03/28/2024

Seller

dotloop verified  
03/28/24 4:21 PM EDT  
GGNX-ZNST-9KQZ-EEPL

Seller

Buyer(s)/Prospective Buyer(s) acknowledges receipt of Seller's Statement of Property Condition prior to purchase. Buyer(s) acknowledges that Broker has not verified the information herein and Buyer(s) has been advised to verify information independently. Buyer(s) is not relying upon any representation, verbal or written, from any real estate broker or licensee concerning legal use. Any reference to the category (single family, multi-family, residential, commercial) or the use of this property in any advertisement or listing sheet, including the number of units, number of rooms or other classification is not a representation concerning legal use or compliance with zoning by-laws, building code, sanitary code or other public or private restrictions by the broker. The BUYER understands that if this information is important to BUYER, it is the duty of the BUYER to seek advice from an attorney or written confirmation from the municipality.

Date \_\_\_\_\_

Buyer

Kate Podzelinska (Apr 3, 2024 20:11 EDT)

Buyer

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