Broker Participation/Buyer Registration

Broker/Realtor Name:	Phone:
Real Estate Agency:	
Address:	
Email :	Fax:
Prospective Buyer's Name(s):	
Address:	
	es to register the above Client as a prospective Buyer for the following
Auction being conducted by Beiler-Can	
the property located at	·
terms and conditions, a Commission of successful High Bidder at the auction a Agreement. Broker/Realtor understan received by Beiler-Campbell Auction Se Broker/Realtor must attend the Auction TERMS OF THE AUCTION: Real Estate is	s being sold on an <u>AS-IS</u> basis in accordance to the Terms and Conditions llers on the day of the auction. Announcements made on the date and
There will be no exceptions to these te	rms and conditions and no oral registrations will be accepted.
-	nce of the above terms and conditions. Form must be completed in full bell Auction Services must receive registrations no later than 48 hours
Prospective Purchaser:	Date:
Print Name:	
Broker/Realtor:	Date:
Print Name:	

SELLER'S PROPERTY DISCLOSURE STATEMENT

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

PROPERTY	1475 While School Rd. Honey Brook Pa. 19344
SELLER	Katie Lante

INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

Generally speaking, the Real Estate Seller Disclosure Law (68 P.S. §7301 et seq.) requires that before an agreement of sale is signed, the seller in a residential real estate transfer must make certain disclosures regarding the property to potential buyers in a form defined by the law. A residential real estate transfer is defined 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 AND NOT MORE THAN FOUR RESIDENTIAL DWELLING** UNITS are involved. The Law defines a number of exceptions where the disclosures do not have to be made:

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

In addition to these exceptions, disclosures for condominiums and cooperatives are limited to the seller's particular unit(s). Disclosures regarding common areas or facilities are not required, as those elements are already addressed in the laws that govern the resale of condominium and cooperative interests.

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 condition 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.

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.

Seller's Initials K / L Date 1/20/17	SPD Page 1 of 10	Buyer's Initials	/ Date	
Pennsylvania Association of REALTORS*		COPYRIGHT PENNSYLVANIA	ASSOCIATION OF REALTO	RS® 2016

Quarryville, 229 W Fourth Street Quarryville, PA 17566 Phone: 610.333.5447 Fax: 717-786-7900

Elvin Stoltzfus

Beiler-Campbell

Yes No Unk N/A 1	CELL EDIG EVDEDWICE
Yes No Unk N/A 1.	 SELLER'S EXPERTISE (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or
A	other areas related to the construction and conditions of the property and its improvements?
В	(B) Is Seller the landlord for the property?
C	(C) Is Seller a real estate licensee?
2	xplain any "yes" answers in Section 1:
Yes No Unk N/A	(A) Occupancy
1	 When was the property most recently occupied? Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy
2 1/	2. Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy
	the property?
3	(B) Role of Individual Completing This Disclosure. Is the individual completing this form:
	1. The owner
2	2. The executor
3	3. The administrator
4	The trustee An individual holding power of attorney
5 C	(C) When was the property purchased?
D	(D) Are you aware of any pets having lived in the house or other structures during your ownership?
	xplain section 2 (if needed):
Yes No Unk N/A	The state of the s
1 es No Clik NA	(A) Type. Is the Property part of a(n): 1. Condominium
2	Homeowners association or planned community
3	3. Cooperative
4	4. Other type of association or community
В	4. Other type of association or community (B) If "yes," how much are the fees? \$, paid (\[\sum Monthly)(\[\sum Quarterly)(\[\sum Yearly) \) (C) If "yes," are there any community services or systems that the association or community is
C	responsible for supporting or maintaining? Explain:
D	(D) If "yes," provide the following information about the association:
1	1. Community Name
2 3	2. Contact 3. Mailing Address
4	4. Telephone Number
E	(E) How much is the capital contribution/initiation fee? \$
	Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate
	of resale issued by the association in the condominium, cooperative, or planned community. Buyers may be
	responsible for capital contributions, initiation fees or similar one-time fees in addition to regular monthly
	maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit
	monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.
4	DOOD IND I WAS
Yes No Unk N/A	(A) Installation
1	1. When was the roof installed? 2002
2	2. Do you have documentation (invoice, work order, warranty, etc.)?
	(B) Repair1. Has the roof or any portion of it been replaced or repaired during your ownership?
2	2. If it has been replaced or repaired, was the existing roofing material removed?
	(C) Issues
1	Has the roof ever leaked during your ownership?
2	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
r	epair or remediation efforts:
_	
15	
Seller's Initials/	Date/ SPD Page 2 of 10 Buyer's Initials/ Date

1. Does the property have a sump pin? If yes, how many? 2. Does the property have a sump pump? If yes, how many? 3. If it has a sump pump, and it were run? 4. If it has a sump pump, and the sump pump in working order? (B) Water Inflitration 1. Are you aware of any water leakage, accumulation, or dampness within the basement or crawl space? 2. 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 downspouls 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 empty of yes answers in this section, including the location and extent of any problem(s) and any empty of yes. 4. Status 4. Are you aware of any damage caused by termite/wood-destroying insects, dryrot, or pests? 5. TERMITESWOOD-DESTROYING INSECTS, DRYROT, PESTS 6. Are you aware of any damage caused by termite/wood-destroying insects, dryrot, or pests? 6. TERMITESWOOD-DESTROYING INSECTS, DRYROT, PESTS 7. STRUCTURAL ITEMS 8. No Unk NA 8. Dank NA 9. A Status 9. Are you aware of any past or present problems with driveways, walkways, patios, or retaining walk on the property? 9. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components? 9. STRUCTURAL ITEMS 9. A rey ou aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components? 9. Structural than the roof basement or crawl spaces? 9. Structural spaces are darked with structural components? 9. Are you aware of any defects (including stains) in flooring or floor coverings? 9. Explain any "yes" answers in section 7, including the location and extent of any problem(s) and any repair or remediation efforts. Pet divincely scarles to but the property during your ownership? Items and any travership and st		ſ	¥7	1 37/4	5.		SEMENTS AND CRAWI	L SPACES			
2. Does the property have a sump pump? If yes, how many? 3. If it has a sump pump, is the sump pump in working order? 4. If it has a sump pump, is the sump pump in working order? 6. Water Indiffration 1. Are you aware of any water leakage, accumulation, or dampness within the basement or crawl space? 2. Do you know of any repairs or other attempts to control any water or dampness problem in crawl space? 3. Are the downspouls or guiters 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: 5. TERMITES/WOOD-DESTROVING INSECTS, DRYROT, PESTS 6. Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property? 2. Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property? 3. A you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property? 4. Is your property currently under contract by a licensed pest control company? 5. Are you aware of any termites/wood-destroying insects, dryrot, or pests? 6. TERMITES/WOOD-DESTROVING INSECTS, DRYROT, PESTS 7. STRUCTIRALITEMS 7. STRUCTIRALITEMS 7. STRUCTIRALITEMS 8. A water of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components? 8. Are you aware of any past or present water infiltration in the house or other structures, other than the roof, basement or crawl spaces? 8. Explain any "yes" aware of any past or present water infiltration in the house or other structures, other than the roof, basement or crawl spaces? 8. Explain any "yes" aware of any past or present water infiltration in the house or other structures, other than the roof, basement or crawl spaces? 9. Structo and Exterior Synthetic Finishing Systems 9. Is your property constructed with a tucco? 9. Structo and Exterior Synthetic Finishing Systems 9. It is your property constructed with a tucco? 9. Are you aware of any pirate or problems the l		,		k N/A		(A)		e a cumn nit? If wee how	many?		
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(B) Water Inflitration 1. Are you aware of any water leakage, accumulation, or dampness within the basement or crawl space? 2. Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? 5. 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: 5. TENUS WOOD-DESTROYING INSECTS, DRYROT, PESTS (A) Male No. 1. Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property? 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? Explain any "yes" answers in section 6, including the name of any service/treatment provider, if applicable: 7. STRUCTURAL ITEMS (A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components? (C) Are you aware of any past or present water infiltration in the house or other structures, other walls, foundations, or other structural components? (B) Are you aware of any past or present water infiltration in the house or other structures, other walls, foundations, or other structural components? (C) Are you aware of any perty constructed with stuceof? 1. Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stuce, synthetic Prick or synthetic stone? 3. If "yes," when was it installed? (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 repair or remediation efforts: The divinceous years of the property? (A) Have any additions, structural changes, or other alterations been made to the property during your ownership? Hermize and data additional final de		- 1		3. If it has a sump pump, has it ever run?							
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A sheet describing other additions and alterations is attached. (A) Status 1. Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property? 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? 2. Are you aware of any termit/epst control reports or treatments for the property? Explain any "yes" answers in section 6, including the name of any service/treatment provider, if applicable: Ves No Unk NA A A A A A A A A A A A A A A A A A A									VDOT DECTS		
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1. Is your property currently under contract by a licensed pest control company? 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, if applicable: Yes No Unk N/A A Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components? (B) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components? (C) Are you aware of any past or present mater 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 succo? 3. If "yes," when was it installed? (E) Are you aware of any defects (including stains) in flooring or floor coverings? Explain any "yes" answers in section 7, including the house or other structures, other short of the property? (F) Are you aware of any fire, storm, water or ice damage to the property? (F) Are you aware of any fire, storm, water or ice damage to the property? (F) Are you aware of any fire, storm, water or ice damage to the property? (F) 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 repair or remediation efforts: The Advisory Security Constitution of the property during your ownership? Itemize and date all additions/alterations below. (A) Have any additions, structural changes, or other alterations been made to the property during your ownership? Itemize and date all additions/alterations below. (B) Are you aware of any private or public architectural review control of the property of the property of the property of		2	V			(R)		damage caused by termite	es/wood-destroying insect	s, dryrot, or pests?	
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, if applicable: 7. STRUCTURAL ITEMS (A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components? (B) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components? (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? 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 fereiets (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 repair or remediation efforts: The diverse of the property		1	V		1	(D)		ntly under contract by a lie	censed pest control compa	any?	
Ves No Unk N/A No Unk N/A		2	V				2. Are you aware of any	termite/pest control report	ts or treatments for the pro	operty?	
Ves No Unk N/A 7. STRUCTURAL ITEMS (A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components? (B) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property? (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 store? 3. If "yes," when was it installed? (E) 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 repair or remediation efforts; Including the location and extent of any problem(s) and any ownership? Itemize and date all additions/alterations been made to the property during your ownership? Itemize and date all additions/alterations been made to the property ownership? Itemize and date all additions/alterations been made to the property ownership? Itemize and date all additions/alterations been made to the property other than zoning codes? Addition, structural components? Approximate date Were permits obtained? (Yes/No/Unknown) A sheet describing other additions and alterations is attached.					Exp	olain dicab	any "yes" answers in	section 6, including th	e name of any service	treatment provider, if	
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change, or alteration of work obtained? (Yes/No/Unknown) 47 48 49 50 51 52 A sheet describing other additions and alterations is attached.				A	dditi	on, st	tructural	Approximate date	Were permits	Final inspections/	
47 48 49 50 51 52				ch	ange	, or a	lteration	of work	obtained?	approvals obtained?	
48 49 50 51 52									(Yes/No/Unknown)	(Yes/No/Unknown)	
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54 Seller's Initials/ Date SPD Page 3 of 10 Buyer's Initials/ Date						A sh	eet describing other addi	tions and alterations is a	attached.		
Seller's Initials/ Date SPD Page 3 of 10 Buyer's Initials/ Date											
Seller's Initials/ Date SPD Page 3 of 10 Buyer's Initials/ Date											
	54	Se	eller's Initials		/		Date	SPD Page 3 of 10 Br	uyer's Initials/	Date	

Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes establish standards for building and altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove changed made by the prior owners. Buyers can have the property inspected by an expert in codes compliance to determine if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the property by previous owners without a permit or approval. Note to Buyer: According to the PA Stormwater Management Act, each municipality must enact a Storm Water Management Plan for drainage control and flood reduction. The municipality where the property is located may impose restrictions on impervious or semi-pervious surfaces added to the property. Buyers should contact the local office charged with overseeing the Stormwater Management Plan to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools,

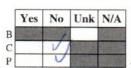
		might affect your ability to make future changes.
		9. WATER SUPPLY
	Yes No Unk N/A	(A) Source. Is the source of your drinking water (check all that apply):
		1. Public
	2	2. A well on the property
	3	3. Community water
	4	4. A holding tank
	5 V/	5. A cistern
	6	6. A spring
	7	7. Other
	8	6. A spring 7. Other 8. No water service (explain): (B) Bypass Valve (for properties with multiple sources of water)
		(B) Bypass Valve (for properties with multiple sources of water)
	1	1. Does your water source have a bypass valve?
	2	2. If "yes," is the bypass valve working?
	1	(C) Well
182		1. Has your well ever run dry?
	2	2. Depth of Well not sure
184	3	3. Gallons per minute not sure, measured on (date)
		4. Is there a well used for something other than the primary source of drinking water?
186		5. If there is an unused well, is it capped?
		(D) Pumping and Treatment
		1. If your drinking water source is not public, is the pumping system in working order? If "no,"
	1 / @	explain:
	2	explain:
	3	3. Is the softener, filter, or other treatment system leased? From whom?
		(E) General
193		1. When was your water last tested? Test results:
194	2	When was your water last tested? Test results: Is the water system shared? With whom?
	THE REAL PROPERTY AND	(F) Issues
		1. Are you aware of any leaks or other problems, past or present, relating to the water supply,
		pumping system, and related items?
	2	2. Have you ever had a problem with your water supply?
	Societies Controlled	Explain any "yes" answers in section 9, including the location and extent of any problem(s) and any
		repair or remediation efforts:
		•
		10. SEWAGE SYSTEM
	Yes No Unk N/A	(A) General
		1. Is your property served by a sewage system (public, private or community)?
	2	2. If no, is it due to availability or permit limitations?
	CONTRACTOR DESIGNATION OF THE PARTY OF THE P	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 D through G below)
209	2 /	2. Community (non-public)
	3 1	3. An individual on-lot sewage disposal system
	4	4. Other, explain:

Buyer's Initials _____/ ___ Date _

Seller's Initials _ L Date 1/20/7

		Yes	No	Unk	N/A	(C	(2)	Individual On-lot Sewage Disposal System. Is your sewage system (check all that apply):
	1							1. Within 100 feet of a well
	2							2. Subject to a ten-acre permit exemption I don't knew
	-		V				100	3. A holding tank
	4		~					4. A drainfield
	5	V	V					5. Supported by a backup or alternate drainfield, sandmound, etc.
20			1					6. A cesspool 7. Shared
	8	-	-					8. Other, explain:
	0	C. S. C. (4)		TOUGH		(I)) '	Tanks and Service
	1		1			,-		1. Are there any metal/steel septic tanks on the Property?
24	2	V	-					2. Are there any cement/concrete septic tanks on the Property?
	3		V					3. Are there any fiberglass septic tanks on the Property?
	4						114	4. Are there any other types of septic tanks on the Property?
	5	90000						5. Where are the septic tanks located? behind He house
								6. How often is the on-lot sewage disposal system serviced?
	7			BANKS BANKS		(E	7)	7. When was the on-lot sewage disposal system last serviced? Abandoned Individual On-lot Sewage Disposal Systems and Septic
		BATAL	1			(1	٠) .	1. Are you aware of any abandoned septic systems or cesspools on your property?
				2000			3	2. Have these systems or cesspools been closed in accordance with the municipality's ordinance?
	-	1		(ZA)	Wood S	(F	7)	Sewage Pumps
	1	V						1. Are there any sewage pumps located on the property?
	2	1849						2. What type(s) of pump(s)?
	3	V					1	3. Are pump(s) in working order?
37	4			-		10	7.	4. Who is responsible for maintenance of sewage pumps?
			1			((- 1	Issues
	1		V	10 September			10	 Is any waste water piping not connected to the septic/sewer system? Are you aware of any past or present leaks, backups, or other problems relating to the sewage
	2		V					system and related items?
	L			500 s 300	Section 19	Expla	in	any "yes" answers in section 10, including the location and extent of any problem(s) and any
						repair	01	remediation efforts:
								DOLLAR CONTROL
	Г	**		** *	2711			MBING SYSTEM
		Yes	No	Unk	N/A	(A		Material(s). Are the plumbing materials (check all that apply):
	1	V	./	0				 Copper Galvanized
	2		V					3. Lead
	4	1/						4. PVC
	5							5. Polybutylene pipe (PB)
	6	-/					19	6. Cross-linked polyethyline (PEX)
	7		1			702		7. Other
54	В		1			(E	3)	Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited
	-							to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)? If "yes," explain:
								n yes, explain:
						12 D	ON	MESTIC WATER HEATING
	Γ	Yes	No/	Unk	N/A			Type(s). Is your water heating (check all that apply):
	-		1			1,		1. Electric
			1/					2. Natural gas
	3		V					3. Fuel oil
	4	/	1					4. Propane
	-		V					5. Solar 6. Geothermal
	-		V	/				7 Other:
	-	_	1					8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, etc.)?
		Thermal	100			(E	3)	How many water heaters are there? When were they installed? 2015
			V			((\mathbb{C})	How many water heaters are there? When were they installed? 2015 Are you aware of any problems with any water heater or related equipment?
					_			If "yes," explain:
					v	10		
271	Se	ller's	Initia	als	-		I	Date 1 20 SPD Page 5 of 10 Buyer's Initials/ Date
								oduced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com Beiler-Campbell

		13. HEATING SYSTEM
	Yes No Unk N/A	(A) Fuel Type(s). Is your heating source (check all that apply):
74		1. Electric
		2. Natural gas
		3. Fuel oil
	/ /	
	4 V	4. Propane
		5. Geothermal
		6. Coal
	7	7. Wood
	8	8. Other
		(B) System Type(s) (check all that apply):
		1. Forced hot air
84		2. Hot water
		3. Heat pump
		4. Electric baseboard
	The second second	
	The state of the s	5. Steam
		6. Radiant
		7. Wood stove(s) How many?
		8. Coal stove(s) How many?
	9	9. Other:
	建	(C) Status
		1. When was your heating system(s) installed? 2002 2. When was the heating system(s) last serviced? 2015
9.4		2. When was the heating system(s) last serviced? 2015
		3. How many heating zones are in the property?
		4. Is there an additional and/or backup heating system? Explain:
		(D) Fireplaces
	NUMBER OF STREET OF STREET, ST	
		1. Are there any fireplace(s)? How many?
		2. Are all fireplace(s) working?
		3. Fireplace types(s) (wood, gas, electric, etc.):
		4. Were the fireplace(s) installed by a professional contractor or manufacturer's representative?
		5. Are there any chimney(s) (from a fireplace, water heater or any other heating system)?
	6	6. How many chimney(s)? When were they last cleaned?
()4	7	6. How many chimney(s)? When were they last cleaned?
		(E) List any areas of the house that are not heated:
	100 100 100 100 100 100 100 100 100 100	(F) Heating Fuel Tanks
	1	Are you aware of any heating fuel tank(s) on the property? /
		2. Location(s), including underground tank(s): behind sand mound
		3. If you do not own the tank(s), explain:
	P	Are you aware of any problems or repairs needed regarding any item in section 13? If "yes," explain:
		14. AIR CONDITIONING SYSTEM
	Yes No Unk N/A	(A) Type(s). Is the air conditioning (check all that apply):
	1 / /	1. Central air
		2. Wall units
		3. Window units
	4	4. Other
		5. None
	3	(B) Status
		1. When was the central air conditioning system installed?
	CONTRACTOR	
	2	2. When was the central air conditioning system last serviced? Not sure
	3	3. How many air conditioning zones are in the property?
	C	(C) List any areas of the house that are not air conditioned:
	P	Are you aware of any problems with any item in section 14? If "yes," explain:
		15. ELECTRICAL SYSTEM
	Yes No Unk N/A	(A) Type(s)
		1. Does the electrical system have fuses?
	2 2	2. Does the electrical system have circuit breakers?
	2	
	Seller's Initials	Date 1001 (7 SPD Page 6 of 10 Ruver's Initials / Date



(B) What is the system amperage?

(C) Are you aware of any knob and tube wiring in the home?

Are you aware of any problems or repairs needed in the electrical system? If "yes," explain:

16. OTHER EQUIPMENT AND APPLIANCES

This section must be completed for each item that will, or may, be sold with the property. The fact that an item is listed does not mean it is included in the Agreement of Sale. Terms of the Agreement of Sale negotiated between Buyer and Seller will determine which items, if any, are included in the purchase of the Property.

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

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

Yes No Unk N/A 1 2 3

17. LAND/SOILS

(A) Property

1. Are you aware of any fill or expansive soil on the property?

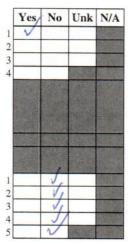
2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the property?

3. Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the property, or have you received written notice of sewage sludge being spread on an adjacent property?

4. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations that might affect this property?

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

Seller's Initials/ Date/	120117	SPD Page 7 of 10	Buyer's Initials	_/	Date
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(B) Preferential Assessment and Development Rights

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

1. Farmland and Forest Land Assessment Act - 72 P.S.§5490.1 et seq. (Clean and Green Program)

Open Space Act - 16 P.S. §11941 et seq.

3. Agricultural Area 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

- 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

(A) Flooding/Drainage

1. Is any part of this property located in a wetlands area?

2. Is the property, or any part of it, designated a Special Flood Hazard Area (SFHA)?

3. Do you maintain flood insurance on this property?

4. Are you aware of any past or present drainage or flooding problems affecting the property?

5. Are you aware of any drainage or flooding mitigation on the property?

6. Are you aware of the presence on the property of any man-made feature that temporarily or permanently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert, pipe or other feature?

7. If "yes", are you responsible for maintaining or repairing that feature which conveys or manages storm water for the property?

ages storm water for the property?

Explain any "yes" answers in section 18(A), including dates and extent of flooding and the condition of any man-made storm water management features:

(B) Boundaries

 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): _

Seller's Initials _	K,	Date	20/17	SPD Page 8 of 10	Buyer's Initials	/ Date _	
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19. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES Yes No Unk N/A (A) Mold and Indoor Air Quality (other than radon) V 1. Are you aware of any tests for mold, fungi, or indoor air quality in the property? Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the property? Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAO INFO, P.O. Box 37133, Washington, D.C. 20013-7133, 1-800-438-4318. (B) Radon 1. Are you aware of any tests for radon gas that have been performed in any buildings on the property? If "yes," list date, type, and results of all tests below: First Test Date Type of Test Results (picocuries/liter) Name of Testing Service 2. Are you aware of any radon removal system on the property? If "yes," list date installed and type of system, and whether it is in working order below: Date Installed Type of System (C) Lead Paint If property was constructed, or if construction began, before 1978, you must disclose any know-No Unk N/A Yes ledge 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?

on the property?

2. If "yes," have any tanks been removed during your ownership? (E) Dumping. Are you aware of any dumping on the property? (F) Other 1. Are you aware of any existing hazardous substances on the property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)? Have you received written notice regarding the presence of an environmental hazard or biohazard on your property or any adjacent property?

Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards

3. Are you aware of testing on the property for any other hazardous substances or environmental concerns? 4. Are you aware of any other hazardous substances or environmental concerns that might impact

upon the property?

Explain any "yes" answers in section 19:

Yes No Unk N/A

Seller's Initials

V

2

E

20. MISCELLANEOUS

(D) Tanks

(A) Deeds, Restrictions and Title

1. Are you aware of any deed restrictions that apply to the property?

1. Are you aware of any existing or removed underground tanks? Size:

Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the property?

3. Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the property?

(B) Financial

1. Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain unpaid or of any violations of zoning, housing, building, safety or fire ordinances or other use restriction ordinances that remain uncorrected?

2. Are you aware of any mortgage, judgment, encumbrance, lien, overdue payment on a support obligation, or other debt against this property or Seller that cannot be satisfied by the proceeds

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

1 L Date 1/20/17	SPD Page 9 of 10	Buyer's Initials/	Date

Second Test

Working?

Provider

	//A
1 Committee on the last of the	(C) Legal
	1. Are you aware of any violations of federal, state, or local laws or regulations relating to this property?
2	Are you aware of any existing or threatened legal action affecting the property?
	(D) Additional Material Defects
	1. Are you aware of any material defects to the property, dwelling, or fixtures which are no
	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 subsys
	tem is at or beyond the end of the normal useful life of such a structural element, system or sub
	system is not by itself a material defect.
	2. 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 report
	are for informational purposes only.
	Explain any "yes" answers in section 20:
21. ATTACHME	ENTS
(A) The follo	wing are part of this Disclosure if checked:
	's Property Disclosure Statement Addendum (PAR Form SDA)
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CONDITIONS OF SALE

The Conditions of the present public sale are as follows:

The property to be sold is 469 Fairview Road, in the Township of Providence, County of Lancaster, Commonwealth of Pennsylvania as more fully described in "Exhibit A" attached hereto and made a part hereof (the "Property")

- 1. The highest bidder shall be the Purchaser¹ upon the Property being struck off to him, and he shall immediately thereafter sign the Purchaser's Agreement on these Conditions of Sale, and pay down to Seller \$10,000.00 of the purchase money ("Deposit") or furnish sureties satisfactory to the Seller as security for performance of this Agreement. If any dispute arises among bidders, the Property shall immediately be put up for renewal of bidding.
- 2. The balance of PURCHASE MONEY shall be paid at SETTLEMENT to be held on or before July 17, 2017 at the law offices of **Clymer Conrad, P.C.**, 408 West Chestnut Drive, Lancaster, PA 17603,("Settlement") (unless some other time or place shall hereafter be agreed upon by the Seller and Purchaser), upon which payment the Seller shall convey to the Purchaser, by DEED prepared at the Purchaser's expense, good and marketable title to the Property, free and clear of all liens and encumbrances not noted in these Conditions, but subject to any existing wall rights, easements, building or use restrictions, zoning or land subdivision regulations, encroachments of cornices, trim and spouting over Property boundaries, or encroachments of any kind within the legal width of public highways and subject to the restrictions and conditions ("Restrictions") set forth in Paragraph 5 of these Conditions of Sale.

The Seller represents that there are no pending and unsettled eminent domain proceedings and no appropriations by the filing of the State Highway plans in the Recorder's Office of which the Seller has knowledge.

At settlement, the Property and all of its appurtenances and fixtures shall be in substantially the same condition as at present, except for (a) ordinary reasonable wear and tear, (b) damage of any kind for which full or partial recovery may be had under the Seller's or Purchaser's insurance, (c) damage which occurs after possession has been given to the Purchaser, or (d) any taking by eminent domain.

- 3. Formal tender of deed and purchase money are waived.
- 4. (a) ACKNOWLEDGMENTS to deed shall be paid by Seller, and all required state and local REALTY TRANSFER TAXES shall be paid by Purchaser.
 - (b) REAL ESTATE TAXES shall be apportioned to date of settlement or prior delivery of possession on a fiscal year basis.

Both Seller(s) and Purchaser(s), whether one or more and regardless of gender, are designated throughout these Conditions of Sale in singular masculine form.

- (c) All utilities serving the property, shall be paid by Seller to date of settlement or prior delivery of possession.
- (d) Any "DISBURSEMENT", Certification or other FEES purported to be charged by Purchaser's title company or attorney against Seller, for services which Seller has not specifically engaged, shall be paid by Purchaser.
- 5. The Property shall be sold UNDER AND SUBJECT to the following Restrictions, which shall bind Purchaser, his heirs, successors and assigns:
- a. Unrecorded easements, discrepancies or conflicts in boundary lines, shortages in area and encroachments which an accurate and complete survey would disclose.
- b. Public and Private rights in and to that portion of the premises lying in the bed of public roads.
 - c. Any and all restrictions and easements appearing of record.
- 6. Included in the sale are all buildings, improvements, rights, privileges, and appurtenances; gas, electric, heating, plumbing, lighting and plants, fixtures and systems; and any articles permanently affixed to the Property.
 - 7. POSSESSION shall be given to the Purchaser at settlement.
- 8. Seller will continue in force the present hazard insurance (without extended coverage) until delivery of deed or possession to the Purchaser (whichever shall first occur), and in case of loss will credit on account of the purchase price at settlement any insurance collected for the loss or, if the insurance shall not have been paid by the time of settlement, will assign the Seller's right to the insurance proceeds to the Purchaser.
- 9. The Seller reserves the right to reject any or all bids. Seller reserves the right to withdraw the Property from Sale and/or to adjourn the Sale to a further date or dates.
- 10. The sale of the Premises and the Purchaser's obligations under these Conditions of Sale, shall not be contingent upon the Purchaser's ability to obtain financing for the purchase of the Premises, nor shall they be contingent upon the sale of any other real estate owned by the Purchaser.
- 11. The said time for settlement and all other times or obligations under these Conditions of Sale are hereby agreed to be of the essence of this Agreement and Conditions of Sale.
- 12. By execution of the Purchaser's Agreement, the Purchaser acknowledges that he has had a full and complete opportunity to inspect the Property. The Property is being sold unto Purchaser "AS IS", with no representation, guarantee or warrant regarding the condition of the Property or any improvement or structure erected on the Property, if any, including, but not limited to, its structural integrity, roof, appliances, electrical system, heating system, plumbing, water system, sewage disposal system, or any portion thereof. No representation is made or warranty given regarding the presence or absence of any hazardous or toxic substances,

materials or wastes, or that the Property is in compliance with any federal, state or local environmental laws or regulations.

- 13. Any survey required by Purchaser or Purchaser's title insurer shall be at Purchaser's expense.
- 14. <u>LEAD PAINT DISCLOSURE</u>. Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property my 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. Lead poisoning also poses a particular risk to pregnant women. The Seller is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection is recommended prior to purchase.
- 15. Seller represents that to the best of his knowledge and information the zoning classification for the Property is residential.
- 16. The Purchaser acknowledges that these Conditions of Sale were available for inspection by the Purchaser prior to the commencement of bidding and sale of the Property, that the Purchaser had an opportunity to review the full Conditions of Sale, and that the Purchaser understands the contents thereof and all terms and conditions under which the Property is being sold, agreeing to be bound by the full terms and conditions as set forth therein. The Purchaser acknowledges that only a summary of the Conditions of Sale was read prior to commencement of bidding on the Property, and that the Purchaser is not relying upon the public reading of the Conditions of Sale as a complete statement of the terms and conditions for sale of the Property.
- 17. These Conditions of Sale, together with the Purchaser's Agreement represent the whole agreement between the parties, and any representations concerning the Property, or otherwise, made prior to the execution of the Purchaser's Agreement, are hereby superseded by these Conditions of Sale. No modification of these Conditions of Sale shall be valid unless made in writing, executed with the same degree of formality as these Conditions of sale and the Purchaser's Agreement attached hereto.

[The remainder of this page is intentionally left blank.]

18. In case of non-compliance by the Purchaser with these Conditions, the Seller, in addition to all other remedies provided by law or in equity, shall have the option either (a) to retain the Purchaser's down money as liquidated damages regardless of whether or not, or on what terms, the Property is resold, or (b) to resell the Property at public or private sale, with or without notice to the present purchaser or his sureties (if any) and to retain any advance in price, or hold the present Purchaser and any sureties liable for any loss, resulting from such resale, meanwhile holding the down money paid hereunder as security for or toward payment of any such loss.

SELLER:	
	(SEAL)
Luke Kurtz	` '

PURCHASER'S AGREEMENT

I/	/We,		, agree to have
purchase	We,d the Real Estate mentioned in the foregoing	g Conditions, subjec	et to said Conditions, for
	of		(\$
Dollars.			
V	Vitness my/our hand/s and seal/s this	day of	, 2017.
Witness:	(SEAL)		(SEAL)
			Purchaser
Witness:	(SEAL)		(SEAL)
			Purchaser
	RECEIPT	Γ	
price, the	eceived of Purchaser on above date, as down sum ofon behalf of Sellers.		
Dated: _			

Exhibit "A"

Legal Description For: 469 Fairview Road Quarryville, PA 17366 Tax ID No. 520-74498-0-0000

ALL THAT CERTAIN tract of land situate along public road L. R. 36127 leading to Quarryville, in the Township of Providence, County of Lancaster and Commonwealth of Pennsylvania, more particularly bounded and described in accordance with a survey thereof, made by N. M. Lake, Inc., Engineers, on June 29, 1964, as follows:

BEGINNING at a point in the center line of the aforesaid public road and in line of land of the Pennsylvania Railroad Company; thence in and along the aforesaid public road, South 42 degrees 21 minutes West, a distance of 23.92 feet to a point in said road; thence further in and along the same, south 51 degrees 19 minutes west, a distance of 64.69 feet to a point in said road; thence further along the same, South 62 degrees 19 minutes West, a distance of 73.28 feet to a point in said public road; thence further along the same, South 68 degrees 44 minutes West, a distance of 71.35 feet to a spike in the aforesaid public road; thence further along the same, south 71 degrees West, a distance of 198.84 feet to a spike in or near the center line of the aforesaid road; thence leaving said public road and along land now or late of J. Fred Shenk, North 19 degrees West, a distance of 336.05 feet to an iron pin in line of land now or late of the Pennsylvania Railroad Company; thence in or along the southern right of way line of the Pennsylvania Railroad Company, by a curve to the left having a radius of 5830 feet, a distance of 513.74 feet to a point in the center line of the aforesaid public road, the place of Beginning, the chord of said arc bearing South 74 degrees 46 minutes East, a distance of 513.54 feet.

BEING THE SAME PREMISES which Chester G. Eshleman, Jr., by deed dated August 1, 2001 and recorded August 1, 2001 in the Recorder of Deeds Office in and for Lancaster County as Book 7262, Page 0001, granted and conveyed unto Luke B. Kurtz.