



**THIS IS A LEGALLY BINDING CONTRACT THAT WILL BECOME FINAL WITHIN THREE BUSINESS DAYS. DURING THIS PERIOD YOU MAY CHOOSE TO CONSULT AN ATTORNEY WHO CAN REVIEW AND/OR CANCEL THE CONTRACT. SEE SECTION ON ATTORNEY REVIEW FOR DETAILS.**

**CONTRACT OF SALE**

**1. PURCHASE AGREEMENT AND PROPERTY DESCRIPTION:**

\_\_\_\_\_, **Buyer,**

Soc. Sec. # \_\_\_\_\_ Soc. Sec. # \_\_\_\_\_

whose address is \_\_\_\_\_

**AGREES TO PURCHASE FROM**

\_\_\_\_\_, **Seller,**

Soc. Sec. # \_\_\_\_\_ Soc. Sec. # \_\_\_\_\_

whose address is \_\_\_\_\_

**THROUGH THE BROKER(S) NAMED IN THIS AGREEMENT AT THE PRICE AND TERMS STATED BELOW, THE FOLLOWING PROPERTY:**

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

Shown on the municipal tax map of \_\_\_\_\_ County \_\_\_\_\_

as Lot \_\_\_\_\_ Block \_\_\_\_\_ Approximate size of lot \_\_\_\_\_

**THE WORDS "BUYER" AND "SELLER" INCLUDE ALL BUYERS AND SELLERS LISTED ABOVE.**

2. **PURCHASE PRICE:** The total purchase price is: ..... \$ \_\_\_\_\_

**3. MANNER OF PAYMENT :**

A. **Deposit paid** by Buyer on signing of this Agreement to  Listing Broker or  Participating Broker, by  cash or  check, for which this is a receipt: ..... \$ 1,000.00

B. **Additional deposit** to be paid by Buyer on or before 10 days after attorney review (date): \$ \_\_\_\_\_

**All deposit monies paid by the Buyer shall be held in escrow in the NON-INTEREST BEARING**

**TRUST ACCOUNT of Seller's Attorney**, Escrowee, until closing of

**title, at which time all monies shall be paid over to the Seller.** The deposit monies shall not be paid over to

the Seller prior to the closing of title, unless agreed in writing by both the Buyer and Seller. In the event the

Buyer and Seller cannot agree on the disbursement of these escrow monies, the Escrowee may place the deposit

monies in Court requesting the Court to resolve the dispute.

**C. IF PERFORMANCE BY BUYER IS CONTINGENT UPON OBTAINING A MORTGAGE.**

The Buyer agrees to apply immediately for a mortgage loan through any lending institution of the Buyer's choice or the office of the Listing Broker or the Participating Broker. The application shall be furnished by the

Buyer in writing on an application form prescribed by the lending institution to which the application shall be

submitted. Buyer shall also furnish, in a timely manner, such other documents and information as is usually

required by said lending institution. Failure of Buyer to comply with the foregoing, in good faith, shall be

deemed a breach of this Contract of Sale. The amount of mortgage loan required by the Buyer is

\$ \_\_\_\_\_ and will be what is commonly known as the  (F.H.A.)  (V.A.)  (Conventional)

(A.R.M.) \_\_\_\_\_ year direct reduction plan with interest at not more than Market % and

not more than Market Points. Buyer agrees to pay not more than Market Points. Seller agrees to pay not

more than -0- Points. **IF THE MORTGAGE LOAN HAS NOT BEEN ARRANGED, OR IF THE**

**BUYER HAS NOT NOTIFIED SELLER OF BUYER'S DECISION TO COMPLETE THE**

**TRANSACTION WITHOUT OBTAINING A MORTGAGE COMMITMENT, ON OR BEFORE**

**(DATE) THEN EITHER BUYER OR SELLER MAY VOID THIS**

**AGREEMENT BY WRITTEN NOTICE TO THE OTHER PARTY.** The method of notifying the other

party shall be in accordance with Section 21 of the Agreement. \$ \_\_\_\_\_

D. **BALANCE OF PURCHASE PRICE.** The balance of the purchase price shall be paid by cash, certified

check or Attorney's Trust Account check on delivery of a Bargain and Sale Deed w/ CVG

\_\_\_\_\_ (Type of Deed). Title to the Property will be free from all claims or rights of others,

except as described in Sections 6, 7, and 8 of this Agreement. The deed shall contain the full legal description

of the Property. Payment of the balance of the purchase price by Buyer and delivery of the deed and affidavit of

title by Seller occur at the "Closing." The Closing will take place on or before \_\_\_\_\_,

at the office of Buyer's Attorney \_\_\_\_\_ or such other place as

the Seller and the Buyer may agree. \$ 0.00

**TOTAL PURCHASE PRICE:** \$ \_\_\_\_\_

**4. BUYER FINANCIALLY ABLE TO CLOSE:**

Buyer represents that Buyer has sufficient cash available (together with the mortgage referred to in Section 3) to complete this purchase.

70 5. **ACCURATE DISCLOSURE OF SELLING PRICE:**

71 The Buyer and Seller certify that this Contract accurately reflects the gross sale price as indicated on line  
72 sixty-four (64) of this Contract. The Buyer and Seller **UNDERSTAND AND AGREE** that **THIS**  
73 **INFORMATION SHALL BE DISCLOSED** to the Internal Revenue Service as required by law.  
74

75 6. **TENANTS, IF ANY:**

76 This sale is made subject to the following tenancies. The Seller warrants that these tenancies are not in violation of existing  
77 Municipal, County, State or Federal rules, regulations or laws.

78	NAME	LOCATION	RENT	SECURITY DEPOSIT	TERM
79					
80					
81					
82					

83  
84 7. **QUALITY OF TITLE :**

85 This sale will be subject to easements and restrictions of record, if any, and such state of facts as an accurate survey might disclose.  
86 Generally, an easement is a right of a person other than the owner of Property to use a portion of the Property for a special purpose. A  
87 restriction is a recorded limitation on the manner in which a Property owner may use his/her/their Property. The Buyer does not have  
88 to complete the purchase, however, if any easement, restriction, or facts disclosed by an accurate survey would substantially interfere  
89 with the use of the Property for residential purposes. The sale will also be made subject to applicable zoning ordinances.

90 Title to the Property shall be good, marketable and insurable, at regular rates, by any title insurance company licensed to do  
91 business in the State of New Jersey, subject only to the claims and rights described in this section and Section 6. Buyer agrees to order  
92 title insurance commitment (title search) and survey if necessary and to furnish copies to Seller. In the event Seller's title shall contain  
93 any exceptions other than as set forth in this paragraph, Buyer shall notify Seller and Seller shall have 30 days within which to  
94 eliminate those exceptions. If Seller cannot remove those exceptions, Buyer shall have the option to void this Contract or to proceed  
95 with closing of title without any reduction in the purchase price. If Buyer elects to void this Contract, as provided in the preceding  
96 sentence, the deposit money shall be returned to Buyer and Seller shall reimburse Buyer for search and survey expenses not exceeding  
97 **Actual Cost** \_\_\_\_\_ dollars.  
98

99 8. **BUILDING AND ZONING LAWS:**

100 The Buyer intends to use the Property as a single family home. The Seller states, to the best of Seller's knowledge, that this use  
101 does not violate any applicable zoning ordinance, building code or other law. The Seller will pay for and obtain Certificate of  
102 Occupancy, Certificate of Land Use Compliance or other similar document required by law and will arrange and pay for all  
103 inspections required to obtain such document. **SELLER AGREES TO CORRECT ALL VIOLATIONS, AT THE SELLER'S**  
104 **OWN EXPENSE, PRIOR TO THE CLOSING OF TITLE.**  
105

106 9. **ITEMS INCLUDED IN SALE:**

107 Gas and electric fixtures, cooking ranges and ovens, hot water heaters, linoleum, T.V. antenna, screens, storm sash, shades,  
108 blinds, awnings, radiator covers, heating apparatus and sump pump, if any, except where owned by tenants, are included in this sale.  
109 All of the appliances shall be in working order as of the closing of title. **This provision shall not survive closing of title.** This means  
110 that the Seller **DOES NOT GUARANTEE** the condition of the appliances AFTER the deed and affidavit of title have been delivered  
111 to the Buyer at the "Closing". **The following items are also specifically included:**  
112 \_\_\_\_\_  
113 \_\_\_\_\_  
114 \_\_\_\_\_  
115 \_\_\_\_\_

116 10. **ITEMS EXCLUDED FROM SALE:**

117 \_\_\_\_\_  
118 \_\_\_\_\_  
119 \_\_\_\_\_

120 11. **ASSESSMENTS :**

121 All confirmed assessments and all unconfirmed assessments which may be imposed by the municipality for public improvements  
122 which have been completed as of the date of Closing are to be paid in full by the Seller or credited to the Buyer at the Closing. A  
123 confirmed assessment is a lien (legal claim) against the Property. An unconfirmed assessment is a potential lien (legal claim) which,  
124 when approved by the appropriate governmental body, will become a legal claim against the Property.  
125

126 12. **FINAL INSPECTION:**

127 Seller agrees to permit the Buyer or the Buyer's duly authorized representative to examine the interior and exterior of the Property  
128 at any reasonable time immediately before Closing.  
129

130 13. **NEW JERSEY HOTEL AND MULTIPLE DWELLING HEALTH AND SAFETY ACT:**

131 If the New Jersey Hotel and Multiple Dwelling Health and Safety Act applies to the Property, the Seller represents that the  
132 Property complies with the requirements of the Act.  
133

134 14. **NO ASSIGNMENT:**

135 This Agreement shall not be assigned without the written consent of the Seller. This means that the Buyer may not transfer to  
136 anyone else his/her/their rights under this Agreement to buy the Property.  
137

138 15. **RISK OF LOSS:**

139 The risk of loss or damage to the Property by fire or otherwise, except ordinary wear and tear, is on the Seller until the Closing.  
140

141 16. **ADJUSTMENTS AT CLOSING; RIGHTS TO POSSESSION:**

142 Rents, water charges, sewer charges, real estate taxes, interest on any existing mortgage to be assumed by Buyer, and fuel are  
143 to be apportioned as of the date of actual closing of title. The Buyer shall be entitled to possession of the Property and any rents or  
144 profits from the Property, immediately upon the delivery of the deed and closing of title. The Seller shall have the privilege of paying  
145 off any person with a claim or right affecting the Property from the proceeds of this sale at the time of Closing.

146 17. **MAINTENANCE AND CONDITION OF PROPERTY:**

147 The Seller agrees to maintain the grounds, buildings and improvements, in good condition, subject to ordinary wear and tear. The  
148 premises shall be in "broom clean" condition and free of debris on the date of Closing. Seller represents that all electrical, plumbing,  
149 heating and air conditioning systems (if applicable), together with all fixtures included within the terms of the Agreement now work and  
150 shall be in proper working order at the time of Closing. Seller further states, that to the best of Seller's knowledge, there are currently no  
151 leaks or seepage in the roof, walls or basement **UNLESS OTHERWISE INDICATED IN THE ADDITIONAL CONTRACTUAL**  
152 **PROVISIONS SECTION (Section 30) OF THIS AGREEMENT. ALL REPRESENTATIONS AND/OR STATEMENTS**  
153 **MADE BY THE SELLER, IN THIS SECTION, SHALL NOT SURVIVE CLOSING OF TITLE.** This means that the Seller **DOES**  
154 **NOT GUARANTEE** the condition of the premises AFTER the deed and affidavit of title have been delivered to the Buyer at the "Closing".  
155

156 18. **LEAD-BASED PAINT DOCUMENT ACKNOWLEDGMENT: (Applies to dwellings built before 1978)**

157 Buyer acknowledges receipt of the EPA pamphlet entitled "Protect Your Family From Lead In Your Home." Moreover, a copy of  
158 a document entitled "Disclosure of Information and Acknowledgment Lead-Based Paint and Lead-Based Paint Hazards" has been  
159 fully completed and signed by Buyer, Seller and Broker(s) and is appended to this Agreement as Addendum "A" and is part of this  
160 Agreement.  
161

162 19. **LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARD CONTINGENCY CLAUSE: (This paragraph is**  
163 **applicable to all dwellings built prior to 1978. The law requires that unless the Buyer and Seller agree to a longer or shorter**  
164 **period, Seller must allow Buyer a ten-day (10) period within which to complete an inspection and/or risk assessment of the**  
165 **Property. Buyer, however, has the right to waive this clause in its entirety.)**

166 This Agreement is contingent upon an inspection and/or risk assessment (the "Inspection") of the Property by a certified  
167 inspector/risk assessor for the presence of lead-based paint and/or lead-based paint hazards. The Inspection shall be ordered and  
168 obtained by the Buyer at the Buyer's expense, within ten (10) calendar days after the termination of the Attorney Review period set forth  
169 in Section 22 of this Agreement (the "Completion Date"). If the inspection indicates that no lead-based paint or lead-based paint hazard  
170 is present at the Property, this contingency clause shall be deemed to be null and void. If the Inspection indicates that lead-based paint or  
171 lead-based paint hazard is present at the Property, this contingency clause will terminate at the time set forth above unless within five (5)  
172 days from the Completion Date, the Buyer delivers a copy of the inspection and/or risk assessment report to the Seller and Broker(s) and  
173 (a) advises Seller and Broker(s), in writing, that Buyer is voiding this Agreement; or (b) delivers to Seller and Brokers(s) a written  
174 amendment (the "Amendment") to this Agreement listing the specific existing deficiencies and corrections required by the Buyer. The  
175 Amendment shall provide that the Seller agrees to (a) correct the deficiencies; and (b) furnish the Buyer with a certification from a  
176 certified inspector/risk assessor that the deficiencies have been corrected, before the date of Closing. The Seller shall have 10 days  
177 after receipt of the Amendment to sign and return it to Buyer or send a written counter-proposal to Buyer. If Seller does not sign and  
178 return the Amendment or fails to offer a counter-proposal, this Agreement shall be null and void. In the event Seller offers a counter  
179 proposal, Buyer shall have 10 days after receipt of the counter-proposal to accept it. If the Buyer fails to accept the counter-proposal  
180 within the time limit provided, this Agreement shall be null and void.  
181

182 20. **INSPECTION CONTINGENCY CLAUSE:**

183 A. **Responsibilities of Home Ownership**

184 The Buyer and Seller acknowledge and agree that because the purchase of a home is one of the most significant investments a person can  
185 make in a lifetime, all aspects of this transaction require considerable analysis and investigation by Buyer before closing title to the  
186 Property. While the Broker(s) and Salesperson(s) who are involved in this transaction are trained as licensees under the License Law of  
187 the State of New Jersey, they readily acknowledge that they have had no special training or experience with respect to the complexities  
188 pertaining to the multitude of structural, topographical and environmental components of this Property. For example, and not by way  
189 of limitation, the Broker(s) and Salesperson(s) have no special training, knowledge or experience with regard to discovering and/or  
190 evaluating physical defects including structural defects, roof, basement, mechanical equipment such as heating, air conditioning, electrical  
191 systems, sewage, plumbing, exterior drainage, termite and other types of insect infestation or damage caused by such infestation.  
192 Moreover, the Broker(s) and Salesperson(s) similarly have no special training, knowledge or experience with regard to evaluation of  
193 possible environmental conditions which might affect the Property pertaining to the dwelling such as the existence of radon gas,  
194 formaldehyde gas, airborne asbestos fibers, toxic chemicals, underground storage tanks, lead or other pollutants in the soil, air or water.  
195

196 B. **Buyer's Rights To Inspections**

197 The Buyer acknowledges that the Property is being sold in an "AS IS" condition and that this Agreement is entered into based  
198 upon the knowledge of the Buyer as to the value of the land and whatever buildings are upon the Property, and not on any  
199 representation made by the Seller, the named Broker(s) or their agents as to character or quality. Therefore, the Buyer, at the Buyer's  
200 sole cost and expense, is granted the right to have the dwelling and all other aspects of the Property, inspected and evaluated by  
201 "qualified inspectors" (as the term is defined in paragraph E below) for the purpose of determining the existence of any physical  
202 defects or environmental conditions such as outlined above. If Buyer chooses to make the inspections referred to in this paragraph,  
203 such inspections must be completed, and written reports must be furnished to the Seller listed in Section 1 and Broker(s) listed in  
204 Section 24 of this Agreement within 14 calendar days after the end of the Attorney Review Period set forth in Section 22 of this  
205 Agreement. If Buyer shall fail to furnish such written reports to the Seller and Broker(s) within the time period specified in this  
206 paragraph, this contingency clause shall be deemed waived by Buyer, and the Property shall be deemed acceptable by Buyer. The time  
207 period for furnishing the inspection reports is referred to as the "Inspection Time Period".

208 C. **Responsibilities to Cure**

209 If any physical defects, or environmental conditions are reported by the inspectors to the Seller within the Inspection Time  
210 Period, the Seller shall then have seven (7) calendar days after the receipt of such reports to notify the Buyer in writing that the Seller  
211 shall correct or cure any of the defects set forth in such reports. If Seller shall fail to notify Buyer of Seller's agreement to so cure and  
212 correct, such failure to so notify shall be deemed to be a refusal by Seller to cure or correct such defects. If Seller shall fail to agree to  
213 cure or correct such defects within said seven (7) day period, or if any part of the dwelling is found to be located within a flood hazard  
214 area, or if the environmental condition at the Property is incurable and is of such significance as to unreasonably endanger the health  
215 of the Buyer, the Buyer shall then have the right to void this Contract by notifying the Seller in writing within seven (7) calendar days  
216 thereafter. If Buyer shall fail to void this Contract within the seven (7) day period, the Buyer shall have waived his right to cancel this  
217 Contract and this Contract shall remain in full force, and Seller shall be under no obligation to correct or cure any of the defects set  
218 forth in the inspections. If Seller shall agree to correct or cure such defects, all such repair work shall be completed by Seller prior to  
219 the closing of title.

220 D. **Flood Hazard Area (delete if not applicable)**

221 Buyer acknowledges that the Property is within a flood hazard area, and Buyer waives Buyer's right to void this Agreement for  
222 such reason.

223 E. **Qualifications of Inspectors**

224 Where the term "qualified inspectors" is used in this Contract, it is intended to refer to persons who are licensed by the State of  
225 New Jersey for such purpose or who are regularly engaged in the business of inspecting residential properties for a fee and who  
226 generally maintain good reputations for skill and integrity in their area of expertise.  
227

228 21. **NOTICES:**

228 All notices as required in this Contract must be in writing. All notices shall be by certified mail, by telegram, telefax or by  
229 delivering it personally. The telegram, certified letter or telefax will be effective upon sending. The personal delivery will be effective  
230 upon delivery to the other party. Notices to the Seller shall be addressed to the address that appears on line seventeen (17) of this  
231 Contract. Notice to the Buyer shall be addressed to the address that appears on line nine (9) of this Contract.  
232

233 **22. ATTORNEY REVIEW CLAUSE:**

234 **(1) Study by Attorney**

235 The Buyer or the Seller may choose to have an attorney study this Contract. If an attorney is consulted, the attorney must  
236 complete his or her review of the Contract within a three-day period. This Contract will be legally binding at the end of this three-day  
237 period unless an attorney for the Buyer or the Seller reviews and disapproves of the Contract.

238 **(2) Counting the Time**

239 You count the three days from the date of delivery of the signed Contract to the Buyer and Seller. You do not count Saturdays,  
240 Sundays or legal holidays. The Buyer and the Seller may agree in writing to extend the three-day period for attorney review.

241 **(3) Notice of Disapproval**

242 If an attorney for the Buyer or the Seller reviews and disapproves of this Contract, the attorney must notify the REALTOR(S)  
243 and the other party named in this Contract within the three-day period. Otherwise this Contract will be legally binding as written.  
244 The attorney must send the notice of disapproval to the REALTOR(S) by certified mail, by telegram, or by delivering it personally.  
245 The telegram or certified letter will be effective upon sending. The personal delivery will be effective upon delivery to the  
246 REALTOR(S) office. The attorney may also, but need not, inform the REALTOR(S) of any suggested revision(s) in the Contract  
247 that would make it satisfactory.  
248

249 **23. ENTIRE AGREEMENT; PARTIES LIABLE:**

250 This Agreement contains the entire agreement of the parties. No representations have been made by any of the parties, the  
251 Broker(s) or his/her/their agents except as set forth in this Agreement. This Agreement is binding upon all parties who sign it and all  
252 who succeed to their rights and responsibilities.  
253

254 **24. BROKER'S COMMISSION:**

255 The commission, in accord with the previously executed listing agreement, shall be due and payable at the time of actual closing  
256 of title and payment by Buyer of the purchase consideration for the Property. The Seller hereby authorizes and instructs the Buyer's  
257 attorney, or the Buyer's title insurance company or whomever is the disbursing agent to pay the full commission as set forth below to  
258 the below mentioned Broker/Brokers out of the proceeds of sale prior to the payment of any such funds to the Seller. Buyer consents to  
259 the disbursing agent making the said disbursements.

COMMISSION IN ACCORD WITH PREVIOUSLY EXECUTED LISTING  
AGREEMENT, LESS PARTICIPATING BROKER'S COMMISSION (IF ANY)

260  
261  
262 Listing Broker

263  
264 Address and Telephone #

265 **First Mountain Real Estate - Robert E. Brunner**

266 Participating Broker

Commission

267 **516 Bloomfield Ave., Montclair, NJ 07043 973-783-4500 FAX 973-783-4500**

268 Address and Telephone #  
269

270 **25. FAILURE OF BUYER OR SELLER TO SETTLE:**

271 In the event the Seller willfully fails to close title to the Property in accordance with this Contract, the Buyer may commence any  
272 legal or equitable action to which the Buyer may be entitled. In the event the Buyer fails to close title in accordance with this Contract,  
273 the deposit monies paid on account, at the Seller's option, shall be paid over to the Seller as liquidated damages. In the alternative, the  
274 Seller may commence an action for damages it has suffered, and, in such case, the deposit monies paid on account of the purchase  
275 price shall be applied against such damages. Liquidated damages means the Seller will keep the money paid on account and not  
276 commence any legal action for the Buyer's failure to close title. In the event the Seller breaches this Contract, Seller will, nevertheless,  
277 be liable to the Broker for commissions as otherwise set forth in this Contract.  
278

279 **26. CONSUMER INFORMATION STATEMENT ACKNOWLEDGMENT:**

280 By signing below the sellers and purchasers acknowledge they received the Consumer Information Statement on New Jersey Real  
281 Estate Relationships from the brokerage firms involved in this transaction prior to the first showing of the property.  
282

283 **27. DECLARATION OF LICENSEE BUSINESS RELATIONSHIP(S):**

284 **A. I, *Robert E. Brunner, CRB, CRS*** \_\_\_\_\_, (name of licensee)

285 **AS AN AUTHORIZED REPRESENTATIVE OF *First Mountain Real Estate*** \_\_\_\_\_ (name of licensee firm)

286 **AM WORKING IN THIS TRANSACTION AS (choose one)  SELLER'S AGENT ONLY  BUYER'S AGENT ONLY**

287  **DISCLOSED DUAL AGENT  TRANSACTION BROKER.**

288  
289 **B. INFORMATION SUPPLIED BY** \_\_\_\_\_ (name of other firm)

290 **HAS INDICATED THAT IT IS OPERATING IN THIS TRANSACTION AS A (choose one)  SELLER'S AGENT**

291  **BUYER'S AGENT  DISCLOSED DUAL AGENT  TRANSACTION BROKER.**

292  
293 **28. MEGAN'S LAW STATEMENT:**

294 **UNDER NEW JERSEY LAW, THE COUNTY PROSECUTOR DETERMINES WHETHER AND HOW TO PROVIDE**  
295 **NOTICE OF THE PRESENCE OF CONVICTED SEX OFFENDERS IN AN AREA. IN THEIR PROFESSIONAL**  
296 **CAPACITY, REAL ESTATE LICENSEES ARE NOT ENTITLED TO NOTIFICATION BY THE COUNTY**  
297 **PROSECUTOR UNDER MEGAN'S LAW AND ARE UNABLE TO OBTAIN SUCH INFORMATION FOR YOU. UPON**  
298 **CLOSING, THE COUNTY PROSECUTOR MAY BE CONTACTED FOR SUCH FURTHER INFORMATION AS MAY**  
299 **BE DISCLOSABLE TO YOU.**  
300  
301  
302  
303

304 29. **NOTICE ON OFF-SITE CONDITIONS:**  
 305 PURSUANT TO THE NEW RESIDENTIAL CONSTRUCTION OFF-SITE CONDITIONS DISCLOSURE ACT, P.L.  
 306 1995, C. 253, THE CLERKS OF MUNICIPALITIES IN NEW JERSEY MAINTAIN LISTS OF OFF-SITE  
 307 CONDITIONS WHICH MAY AFFECT THE VALUE OF RESIDENTIAL PROPERTIES IN THE VICINITY OF  
 308 THE OFF-SITE CONDITION. PURCHASERS MAY EXAMINE THE LISTS AND ARE ENCOURAGED TO  
 309 INDEPENDENTLY INVESTIGATE THE AREA SURROUNDING THIS PROPERTY IN ORDER TO BECOME  
 310 FAMILIAR WITH ANY OFF-SITE CONDITIONS WHICH MAY AFFECT THE VALUE OF THE PROPERTY. IN  
 311 CASES WHERE A PROPERTY IS LOCATED NEAR THE BORDER OF A MUNICIPALITY, PURCHASERS MAY  
 312 WISH TO ALSO EXAMINE THE LIST MAINTAINED BY THE NEIGHBORING MUNICIPALITY.

313  
 314 30. **ADDITIONAL CONTRACTUAL PROVISIONS (IF ANY):**  
 315 *Upon the acceptance of this contract by the seller, the seller agrees to immediately*  
 316 *remove the property from the market, remove the keybox, instruct the listing*  
 317 *REALTOR to post in all Multiple Listing Services as contracts in transit and allow no*  
 318 *further showings of the property.*

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337 **In the presence of**

341 _____			(L.S.)
342 _____	Date	Buyer	(L.S.)
343 _____	Date	Buyer	(L.S.)
344 _____	Date	Seller	(L.S.)
345 _____	Date	Seller	(L.S.)