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



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: 6 GINA W	AY	<u>, B</u>	OXFOR	D.0	na 01921
	Seller(s)/Owner(s): RHYS & (CHR	IST	ELJO	WES	A service of the serv
	How long owned 3 Years How !					
*********	I. TITLE/ZONING/BUILDING INFO	RMAT	ION	Contraction (statistical in the contraction of the	The second second second	
		Yes	No	Unknown	N/A	Description/Explanation
1.	Tide Problems or Limitations (for example, deed restriction, lot line dispute, order of conditions):		/			
2.	Easement, Common Driveway, or Right of Way	Parish ad risk at summi	V		-	
3.	Zoning Classification(s) of property:				1	
4,	Has the City/Town issued notice of outstanding violation?	***************************************	\checkmark	Annual Control of Control of the Control of Control	MICE CONTRACTOR CONTRACTOR	
5.	Have you been advised that current use is nonconforming in any way?					
6.	Do you know of any variances or special perpits?			kontak demokrati Berling de proposition de proposition de la proposition de la proposition de la proposition de		
7.	During Seller's ownership, has work been done for which a pennit was required? If yes, explain					
7a,	Were permits obtained?	Bentonto consultation	Processor of the second	September and the property of the second	$\forall z$	
76.	Was the work approved by an inspector?	makkininkan eta esti.	Property-suspicial/Sec	teritorial e ingr _i a y este p omo gradustingo	TV 1	
7c.	Was a licensed contractor hired? (If yes, provide name of contractor)	Nies dalme war sep.	Y-140 H, H, H, ZWO X	an dalambah sasa perengahan pendahan bahas pendahan	V	
7d.	Is there an outstanding notice of any building code violation?	Permission by Michaely grap		and a series home and environmental series of series (series	-	
8.	Have you been raformed that any part of the property is in a designated flood zone or wetland?			elleg et des geles de la constantination de la constantination de la constanti nation de la constantination d		«Сетем» становрения выполнения на настройний поставлений поставлений поставлений поставлений поставлений поста Поставления выполнения поставления поставления поставления поставления поставления поставления поставления пост
9.	Are there any known water drainage problems? Explain.		$\sqrt{}$	and the second section of the section of the second section of the second section of the second section of the secti	TO THE PARTY OF TH	
SA STATES		tila anarom i naprijera sik	A. C.	- io tie de des constitues de la constitue d	-	
TOTAL OF THE OWNER.	II. SYSTEM AND UTILITIES INFORM	IATIO	N	et Ballend files a sich plante parai, no ence è decare estat eq	and the account of the principle of the second of the seco	
-		Ves	No	Unknown	N/A	Description/Explanation
10.	STORAGE TAIK	I	/			and the second s
10a.	Is or Has there ever been an underground storage tank?	ε ,	$\sqrt{}$	and the second s	AC ENSINANTE MATERIAL PARTY	
10b.	If yes, type of tank			THE STATE OF THE PARTY OF THE STATE OF THE S		
10c.	If yes, is it still in use?		ar especial regions in the property	And the second distriction of the second	7	
10d.	If not still in use, was it removed?		And the property of the proper	eren, salah biranga Krin atakan dan kacam an	V	
10e.	Storage Tank: Leased Owned (See Hezardous Materials Disclosure Page 8)	energy high processor and grant of the sea	The state of the s	and the same of	1	
(maringa dad	SELLERS INITIALS CH	mannen je see de f		ŒKS INITIALS	en e	

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Company and the Company of the Compa	egypessychic darphys en Napaco Labertackie weren og de en napaco de en napaco de en napaco de en napaco de en	Yes	No	Unknown	N/A	Description/Explanation
11.	HEATING SYSTEM	V	1	-	1	And in the control of
11a.	Туре:					GAS FURNACE FORCED AIR 2 20NES + ELECTRIC RASEBOARI HEATERS IN BASEMEN
116.	Age:			The state of the s	T	DEMERS WEXAMEN
11c.	Are there any known problems with the heating system? Explain.					
11d.	Identify any unlicated room or area:	***************************************	Park decorate parties and	te infliction of the name to the time of the confidence of the con		ALL AREAS HEATED
11e.	Provide approximate date of last service:	POTENTIAL PROPERTY OF THE PROPERTY OF	elevicion matemates	er om de se tradicion en francisco y compresso proceso en es	· ·	DECEMBER 2014
Hf.	Provide reason for service:			indicama de característico (provincia de característica e conquestica de característica e conquestica de característica e conquestica de característica e conquestica e característica e conquestica e característica e característ		ROUTINE MAINTENANCE SERVICE

		Yes	No	Unknown	N/A	Description/Explanation
12.	DOMESTIC HOT WATER	V		ekindin ara yazin kepindi kepinda yang kemelan in disepengan	-	
12a.	Type:			give in the second second to the subject to the second	-	GAS WATER HEATER + STORAGE
12h,	Age:		te meneral	7-manuski prijedinski politici (1964-1964)	ernemic in minimum	18 YEARS
12c.	Are there any known problems with the hot water? Explain.	Name of the last o		i ki desimonini ke esiki esiki ki ki karanda desiki pengan pendipung	-	
13.	SEWAGE SYSTEM	and the second section	1I	etinanjem v jeunstetejenski vod prospecujúrani postavana	A Colonial organization	
13a.	Municipal Private Sewer	7	I I	MADANIANSA Nimerakkiyaksi mbasuusi kissa a	***************************************	
13b.	If Private Sewer, describe type of system:			mi maine an periodica chead escape compositiona	Contract Section Contracts	2000 GALLON SEPTIC TANK
13c.	Provide Name of Service Company			- minus in all magnifestate little state and magnifestate in magnifestate in a magni	-	J'S SEPTIC & DRAIN.
13d.	Date it was last pumped:		Production of the second			OCT / 18 5/ 2016 Month Day Year
13e.	Frequency of Pumps:			Potenti Maria Potenti Anno Maria (Maria Maria Maria) (Maria Maria Maria) (Maria Maria Maria) (Maria Maria Mari	enne de la companya d	EVERY 12-18 MONTHS
13£	During your ownership has sewage backed up into house or onto yard? Explain		/	Same Albert Silve With Affirm Managed per Les Silve Si	manufacturary programme	angang dan dan panggang mengangkan kelabahan kelabah dan pendamban panggan dan pengangan pendapan beranggan berangga
13y.	Is system shared with other homes?	a tredoubles species bas		edica da madaja monencia (1957) di moneja	MARCHANICA MARAN	CONCESSION OF THE PROPERTY OF
l Mil.	Was a Title 5 inspection performed?	/			optomisi (4 ostosis i technologii	managaman ka pada atau da dia ka atau ka managaman ka manaka manaka dia manaka di ka dia ka d
3i.	Date of Inspection:	Anthropyworks are place	(100 to 100 to	Profesional Confesion (Confesion)		12 / 29 / 2016 Month Day Year
3j.	Is a copy of inspection attached?	W		day dan yan agariga da da nada ada ada ay ay agariga	pagada a sa sa sa sa sa sa gadaga	27872511 2797 1 000
4	PLUMBING SYSTEM	Atteneración	Antoering green in Fig.	Sample and a manager place of the state of t	anione in the state of	
40.	The state of the s		T			ing dan salih manih dan dan dan menjangkan pengangkan pengangkan dan pengangkan
4b.	Pathlems? Explain		71	AND STATE OF THE PROPERTY OF T	- Comment of the Association	
4c.	Bathroom ventilistion problems? Explain	Stania opiacon.	1	and the second s	CAN IN THE COMPANIES OF	And the state of t
5.	WATER SOURCE	general interest in manual of	anathinin de	title , ils. 1975, sys teting yearney and a		Well on Property
Sa.	Public VPrivate	Andrew Parkers Comment	*************************	error (1 - 1) this to be the second consideration of the s		in the three translations of the backs with about the office of the state of the st

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HIV. WATER, SEWER & OTHER UTILITIES (continued) Yes No Unknown NIA Description/Explanation 15b. Location RIGHTHTOWNEDS REAK OF HOUSE Date Last tested 15c. O1 / 13 / 2017 Month Day Year 15d. Report Attached? Water Quality problems? Explain. 15e 15f. Flow rate. > 3.5 (gal./min.) 15g. Ago of Pump. 11 Years (replaced Nov 2005) Is there a filtration system? If yes, indicate age Age: 15h. and type of filtration system. Type: IV. ELECTRICAL SYSTEMS & UTILITIES Yes No Unknown N/A Description/Explanation 16. **ELECTRICAL SYSTEM** 16a. Problems? Explain. 17. APPLIANCES 17a. List appliances that are included: REFRIGGERATOR FREELER GAS STOVETOP, DOWNDRAFT OVEN, MICROWAVE 17b. Problems? Explain. 18. SECURITY SYSTEM 18a. Type BRINK ALARMHUNIDEN SURVEILMICE 186. 18 YEARS + 2 YEARS. Provide Name of Service Company 18c. ADT 18d. Problems? Explain. AIR CONDITIONING 19, ✓ Central 19a. Window Other, Explain. 19b. Problems? Explain. 20. SOLAR PANELS Leased 20a. Owned If leased, explain terms of agreement. 20b. BUILDING/STRUCTURAL INFORMATION V. Yes No Unknown NIA Description/Explanation FOUNDATIONSLAB 21. 21a Problems? Explain. 22. BASEMENT Problems (select any that apply): __ Water 22a. Scepage Dampness Other. Explain.

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O1999, 2007, 2015 MASSACHUSETTS ASSOCIATION OF REALTORS® 3 of 8

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MASSACHUSETTS ASSOCIATION OF BEALTON V. BUILDING/STRUCTURAL INFORMATION (continued) Yes No Unknown NIA Description/Explanation Explain amoun), frequency, and location of the problems selected in 22a. 22b. 23. SUMP PUMP 23a If yes to 23, provide age and location. 23b. Problems? Explain. 24. ROOF 240 Age: 18 YEARS 24b. Problems? Explain Replaced lost shingles- maintenance 240. Location of leaks/repairs: 25. CHIMNEY/FIREPLACE NOT USED SINCE BOUGHT HOUSE Date last cleaned: 3 /12 /2012 Month Day Year 250. 255. Problems? Explain. Presence of: GAS COOKTOP IN Wood Steve 250. Coal Stove KITCHEN! Pellet Stove Vas Stove if yes to 25c, in compliance with installation 25d. regulations/code/bylaws? 250. If no to 25d, Explain, Is there any history of smoke/fire damage to 251 structure? Explain. 26. FLOORS Type of floors under carpet/linoleum: HARDWOOD FLODEING + CARPET WOOD SUBFLOORS BONDATH 26a And there any known problems with floors 26b. (bucking, sagging, etc.)? Explain. 27 WALLS 27n Interior Walls: Problems? Explain 27b. Exterior Walls: Problems? Explain 28. WINDOW/SLIDING DOORS/DOORS Problems? Explain 28**a** 29 INSULATION 29**a**. Does house have insulation? 29b. If yes, type: FIBRE GLASS Date Installed Day Year Built. 29c. Month 29d. Location: ATTIC, BASEMONT, WALLS

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		NJ.			
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30.	ASBESTOS	oto Constitution	1		KINESO PROFESSIONAL STATE	The second of th
30a.	Is asbestos present in exterior shingles, pipe covering or boiler insulation?	1			17	
30b.	Has a fiber count been performed?	1	1	***************************************	17	
30c.	If yes to 30b., in copy attached? (See Asbestos Disclosure Page 8)	The Park Constitution of the Constitution of t	-	and the control of th	Ť	
31.	LEAD PAINT	1	17	-	<u> </u>	A Control of the Cont
31a.	Is lead paint present?	1		İ	-	
31b.	If yes to 31a, locations present: (Attach copy of Inspection Reports)	*******	· Promotor of the second		17	And interest and the second control of the s
31c.	If yes to 31a., describe abatement plan/interim controls, if any	-	1	A CONTRACTOR OF THE PROPERTY O	17	
31d.	Has paint been encapsulated?	1	1		ナマ	
31e	If yes to 31d, provide date of encapsulation and by whom.					Month Day Year
31f.	la Lead Paint Disclosure Form available? If yes attach copy. If no, Explain.				-	
32,	RAZON	Antonio ameningano	agicam armeristra	to and the government and an expension of	-	
32a.	Has test for Radon been performed? If yes, attach cory. (See Radon Disclosure Page 7)	/				Levels below MA EPA GUIDELINES, HOWEVER MITIGATION SUSTEM INSTALLED TO REDUCE COM
33,	MIND	Marine Marine Marine		and the second property of the second propert		L SISTEM INSMUED TO REDUCE CONF
13a.	Have you been advised of elevated levels of mold at the Property? Explain.		/	Annual Calendary of Marie Calendary of Annual Calendary of the Calendary o		
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ida.	INSECTS History of Termites/Wood Destroying Insect or Rodent Problems?		\checkmark		T	
(Constant	History of Termites/Wood Destroying Insect or Rodent Problems?				Control of the Contro	
44,	History of Termites/Wood Destroying Insect					Month Day Year
44.	History of Termites/Wood Destroying Insect or Rodent Problems? If yes to 34a, explain treatment and dates:					Month Day Year
King page	History of Termites/Wood Destroying Insect or Rodent Problems? If yes to 34a, explain treatment and dates: (See Chlordane Disclosure Page 7)					Month Day Year
144. 144.	History of Tormites/Wood Destroying Insect or Rodent Problems? If yes to 34a, explain treatment and dates: (See Chlordane Disclosure Page 7) ENERGY AUD T Has an Energy Audit been performed?					Month Day Year
ide, ide,	History of Tormites/Wood Destroying Insect or Rodent Problems? If yes to 34a, explain treatment and dates: (See Chlordane Disclosure Page 7) ENERGY AUD T Has an Energy Audit been performed?	TURES				Month Day Year
ide, ide,	History of Termites/Wood Destroying Insect or Rodent Problems? If yes to 34a, explain treatment and dates: (See Chlordane Disclosure Page 7) ENERGY AUD/T Has an Energy Audit been performed? If yes, attach a copy.	TURES			N/A	
ide, ide,	History of Termites/Wood Destroying Insect or Rodent Problems? If yes to 34a, explain treatment and dates: (See Chlordane Disclosure Page 7) ENERGY AUD/T Has an Energy Audit been performed? If yes, attach a copy.	***************************************	-		N/A	Month Day Year Description/Explanation
50.	History of Tormites/Wood Destroying Insect or Rodent Problems? If yes to 34a, explain treatment and dates: (See Chlordane Disclosure Page 7) ENERGY AUD T Has an Energy Audit been performed? If yes, attach a copy. VII. OUTDOOR AMENITIES & STRUC	Yes	No J		N/A	
	History of Termites/Wood Destroying Insect or Rodent Problems? If yes to 34a, explain treatment and dates: (See Chlordane Disclosure Page 7) ENERGY AUD!T Has an Energy Audit been performed? If yes, strach a copy. VII. OUTDOOR AMENITIES & STRUC SWIMMING POOL/JACUZZI Problems? Explain.	***************************************	No J			
6.6a	History of Tormites/Wood Destroying Insect or Rodent Problems? If yes to 34a, explain treatment and dates: (See Chlordane Disclosure Page 7) ENERGY AUDIT Has an Energy Audit been performed? If yes, attach a copy. VII. OUTDOOR AMENITIES & STRUC SWIMMING POOLJACUZZI Problems? Expisin.	Yes	No J			Pescription/Explanation
66. 66.	History of Termites/Wood Destroying Insect or Rodent Problems? If yes to 34a, explain treatment and dates: (See Chlordane Disclosure Page 7) ENERGY AUD!T Has an Energy Audit been performed? If yes, strach a copy. VII. OUTDOOR AMENITIES & STRUC SWIMMING POOL/JACUZZI Problems? Explain.	Yes	No J			

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O1999, 2007, 2015 MASSACHUSETTS ASSOCIATION OF REALTORS \emptyset 5 of 8



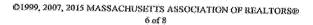


MASSACHUSETTS ASSOCIATION OF REALTORS' CONDOMINIUM INFORMATION VIII. Yes No Unknown NIA Description/Explanation 38. PARKING 38a. Number of Spaces Spaces GYRTELLAY Of those spaces, identify the number that are: Deeded Number of Spaces: Exclusive Easements Deeded 38b. Assigned Exclusive Easements Assigned Unassigned or Unassigned In Common area In Common area CONDO FEES 39. Current monthly fees for Unit are: 39a Are any of the following (39b -39g.) included in 396. Hear 39c. Electricity 39d Hot Water 39e. Trash Removal 39f. Landscaping 39g. Snow Removal 40. RESERVE FUND Has alvance payment been made to a condo 40a. reserve fund? 40b. If yes to 40a, how much? CONDO ASSOCIATION FUND 41. ls owners' association currently involved in any 41a. litigation? Explain. 41b. Have you been advised of any matter which is likely to result in a special assessment or substantially increase condominium fees? Explain

жение технология (положения на положения на положения на положения на положения на положения на положения на п Положения на положения на положе		Yes	No	Unknown	N/A	Description/Explanation
42. UN	ITS			Committee of the Section of the Sect	17	Units
42a. Nur	mber of Unity:		Section Control	ent of a management of the section o	17	and the second s
42b. Has	a unit been added/subdivided since pinal construction?	A Principal State of the State			1	a politica de la compansa de la constanta de la compansa del la compansa de la compansa de la compansa de la compansa del la compansa del la compansa del la compansa de
42c. If you obta	es to 42b, was a permit for new/added unit sined?		**************************************	marinami u serimin maaanigka teenseeneeyesse	1/	
43. REI				e libration disease and employment against		Rent \$ /month
43а. Ехр	iration date of each lease:			th friend conservantele appropriately design may be	1	
43b. Any	topents without leases?	***************************************				Month Day Year
43c la gr	waer holding last month's rent?	1		and and the second	V	
	waer holding security deposit?			Anticopalica and consequent accounts		

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	Complete Service Comple		*****	









IX. RENTAL PROPERTY INFORMATION (continued) Yes No Unknown NIA Description/Explanation If yes to 43c. and/or 43de., has interest been 43e. If security deposit held, attach a copy of 43f Statement(s) of Conditions. is there any outstanding notice of sanitary 43g. code violation? Explain ж. MISCELLANEOUS INFORMATION Yes No Unknown NIA 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. XI. DESCRIPTION/EXPLANATION XIL EXPLANATORY MATERIAL The following clauses are provided for descriptive purposes only. For detailed information, consult the Massachusetts Department of Public Flealth, the Massachusetts Department of Environmental Protection, or other appropriate agency, or your attorney A. Flood Hazard Insurance Disclosure Clause (Question #8) E. Radon Disclosure Clause (Question #32) The leader may require Flood Hazard Insurance as a condition of the mortgage Redon is an odorless, colorless, tasteless gas produced naturally in the ground by loan if the lender determines that the property is in a flood hazard zone. 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. B. Hazardous Materials Lisclosure Clause (Question #10) Chlordane Disclosure Clause (Question #34b.) In certain circumstances Massachusetts law can hold an owner of real estate liable Pesticide products containing chlordane were banned in Massachusetts on June 11, to pay for the cost of removing hazardous or toxic materials from real estate and 1985, following a determination by the Department of Food and Agriculture that for damages resulting from the release of such materials, according to the Massachusetts Oil and Hazardous Material Release and Response Act, General the use of chlordane may cause unreasonable adverse effects on the environment including risk of cancer. Although existing data do not conclusively prove that Laws, Chapter 21E. The buyer acknowledges that he may have the significant health effects have occurred as SELLER'S INITIALS BUYER'S INITIALS _____

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O1999, 2007, 2015 MASSACHUSETTS ASSOCIATION OF REALTORS® 7 of 8





Form No. 700

property professionally inspected for the presence of, or the substantial a direct result of chlordane use, the long-term potential health risks are such likelihood of release of oil or hazardous material and such proof of inspection may be required as a pre-equisite for financing the property.

C. Asbestos Disclosure Clause (Question #30) The United States Consumer Produce 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, coments 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)

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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.

MASSACHUSETTS ASSOCIATION & REALTORS 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.

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.

acknowled	lges receipt of a copy of the Selle	formation set forth above is true and accurate to the best of his or her knowledge ker(s) and any subagents for disclosure of any information contained herein er's Statement of Property Condition.	e. Seller(s 1. Seller(s
Date 1/2	5/17 Seller	Seller Church Jons.	
Buyer(s)/Packnowled Buyer(s) is reference t listing shee compliance anderstand	trospective Buyer(s) acknowled ges that Broker has not verified a not relying upon any represent to the category (single family, n et, including the number of units with zoning by-laws, building	lges receipt of Seller's Statement of Property Condition prior to purchase, the information herein and Buyer(s) has been advised to verify information indefation, verbal or written, from any real estate broker or licensee concerning legal nulti-family, residential, commercial) or the use of this property in any adverting, number of rooms or other classification is not a representation concerning legal code, sanitary code or other public or private restrictions by the broker. The portant to BUYER, it is the duty of the BUYER to seek advice from an attorney	pendently I use. Any isement or gal use or
Date	Buyer	Buyer	anataloriam —
	SELLER'S INITIALS ROTT	4. BUYER'S INITIALS	

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XIII. Acknowledgment